

**601 Montgomery Ave Pennsburg, PA**

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| 1. AVAILBLE SQ. FT. | 7,100 SF Warehouse / Manufacturing space with +/- 500 SF office space. <ul style="list-style-type: none"><li>• 16' – 18' ceiling height</li><li>• Private Entrance</li><li>• 16' – 18' ceiling height</li><li>• One loading dock 8' x 10'</li><li>• Separately metered utilities</li></ul> |
| 2. UTILITIES        | All Public Utilities: PPL Electric 3 Phase + 400 Amps  |
| 3. RESTROOMS        | One (1) restroom   |
| 4. PARKING          | Ample Parking + 15 spaces  |
| 5. ZONING           | LI- Light Industrial: Upper Hanover Township<br>Permitted uses: Manufacturing, Warehouse, Production,  |

