

FOR LEASE

INDUSTRIAL/OFFICE SPACE



33 Union Ave
Doylestown Borough, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation

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PROPERTY SPECIFICATIONS

Space Available:

Suite 4 4,315± SF - Manufacture/Warehouse - 11' ceilings,
one (1) tailgate loading dock, Three (3) Private offices,
two (2) bathrooms

Lease Price: \$3,250 per month,
plus utilities & interior cleaning

Suite 8 1,250± SF - on second floor Five (5) private offices,
one (1) bathroom, kitchenette

Lease Price: \$1,700 per month,
plus utilities & interior cleaning

Water: Public

Sewer: Public

Electric: PECO

HVAC: Heat Pump—fully air conditioned

Parking: 45 spaces

Municipality: Doylestown Borough

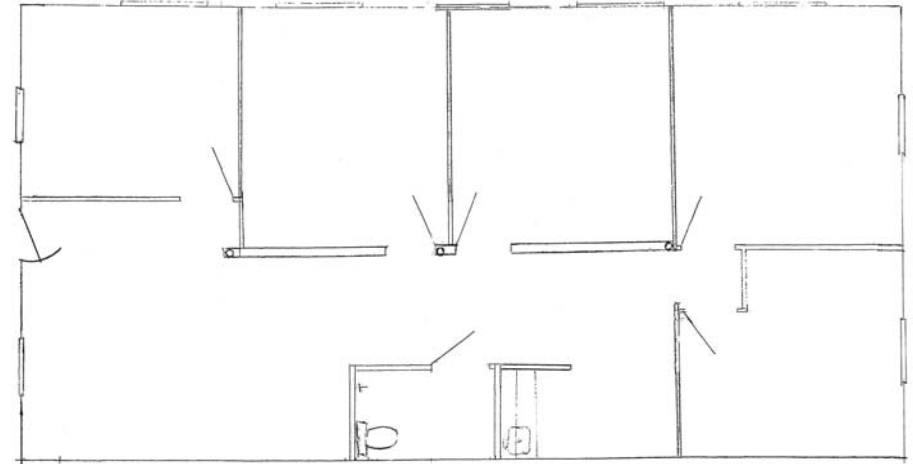
Zoning:..... Industrial-Non Conforming

Taxes & CAM: \$1.82 PSF (Included)



PROPERTY HIGHLIGHTS

- **Renovated Historic Old Creamery Building
In Doylestown Borough**
- **Easy Access to New Route 202 Parkway & 611 Bypass**
 - **Plenty of On-site Parking**



Suite 8 - 2nd Floor
1,250± SF



