



Colliers

309

AVAILABLE

# Unique Industrial Opportunity Along Route 309

300 Enterprise Lane, Colmar, PA

±37,000 of newly renovated industrial space, with a potential for expansion. Ideally positioned along Route 309 in Colmar, PA. This prime location offers seamless access to Route 202, I-476, and I-276, ensuring excellent connectivity throughout the metro Philadelphia region.

## Leasing contacts

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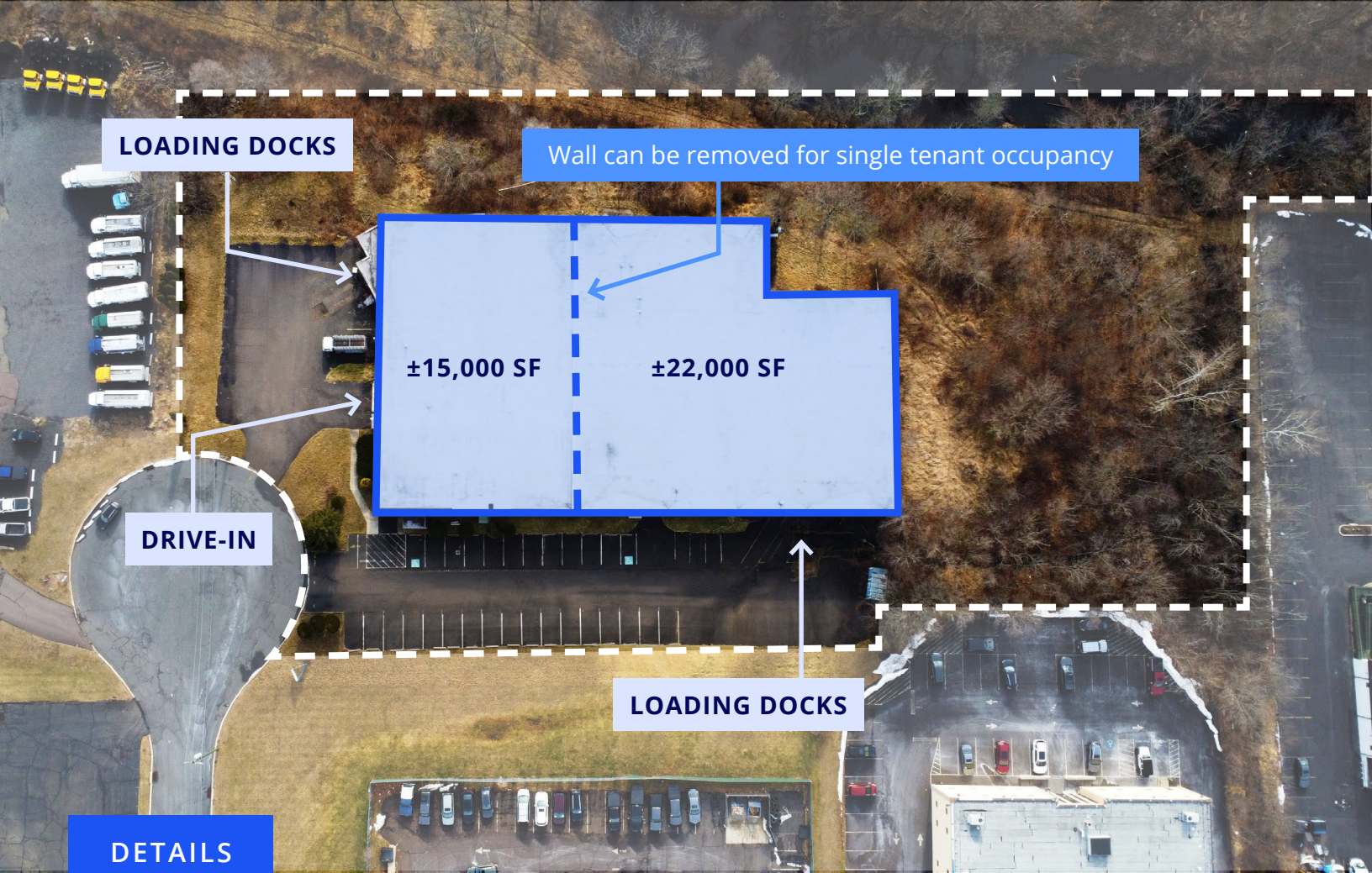
**Colliers**

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Philadelphia, PA 19103

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Accelerating success.



**DETAILS**

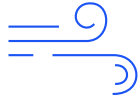
<b>Address</b>	300 Enterprise Lane, Colmar, Hatfield Twp, PA
<b>Building Size</b>	±37,000 SF
<b>Lot Size</b>	±4.1 acres
<b>Ceiling Height</b>	15'4" - 16' under beam 17'4" - 18' under roof deck
<b>Office</b>	To suit
<b>Drive-in Doors</b>	One (1) 10' x 10' drive-in door One (1) 12' x 14' drive-in door
<b>Loading Docks</b>	Eight (8) 8' x 9' tailgate loading docks Six (6) with levelers
<b>Floor</b>	5" reinforced concrete, 4,000 lbs PSI
<b>Column Spacing</b>	33' x 36' and 32' x 37'
<b>Power</b>	800-amp, 208/120 volts, 3 phase 4 wire
<b>Utilities</b>	Public water, sewer, gas and electric
<b>HVAC</b>	Office areas fully heated and air-conditioned. Warehouse space fully heated via suspended natural gas-fired Reznor units.
<b>Parking</b>	Ample on site paved parking



Immediate access to PA-309, PA-202, I-476 & I-276



Can be divided or entire building can be leased



±3,000 SF clean room presents a rare value-add for specialized users



Potential ±15,000 SF building expansion

# Regional Access

## Location

## Travel Time

Lehigh Valley 31.3 mi | 48 mins

Allentown 41.3 mi | 52 mins

Philadelphia Int'l Airport 44 mi | 56 mins

Center City, Philadelphia 38.3 mi | 1 hr



<1 miles  
1 min



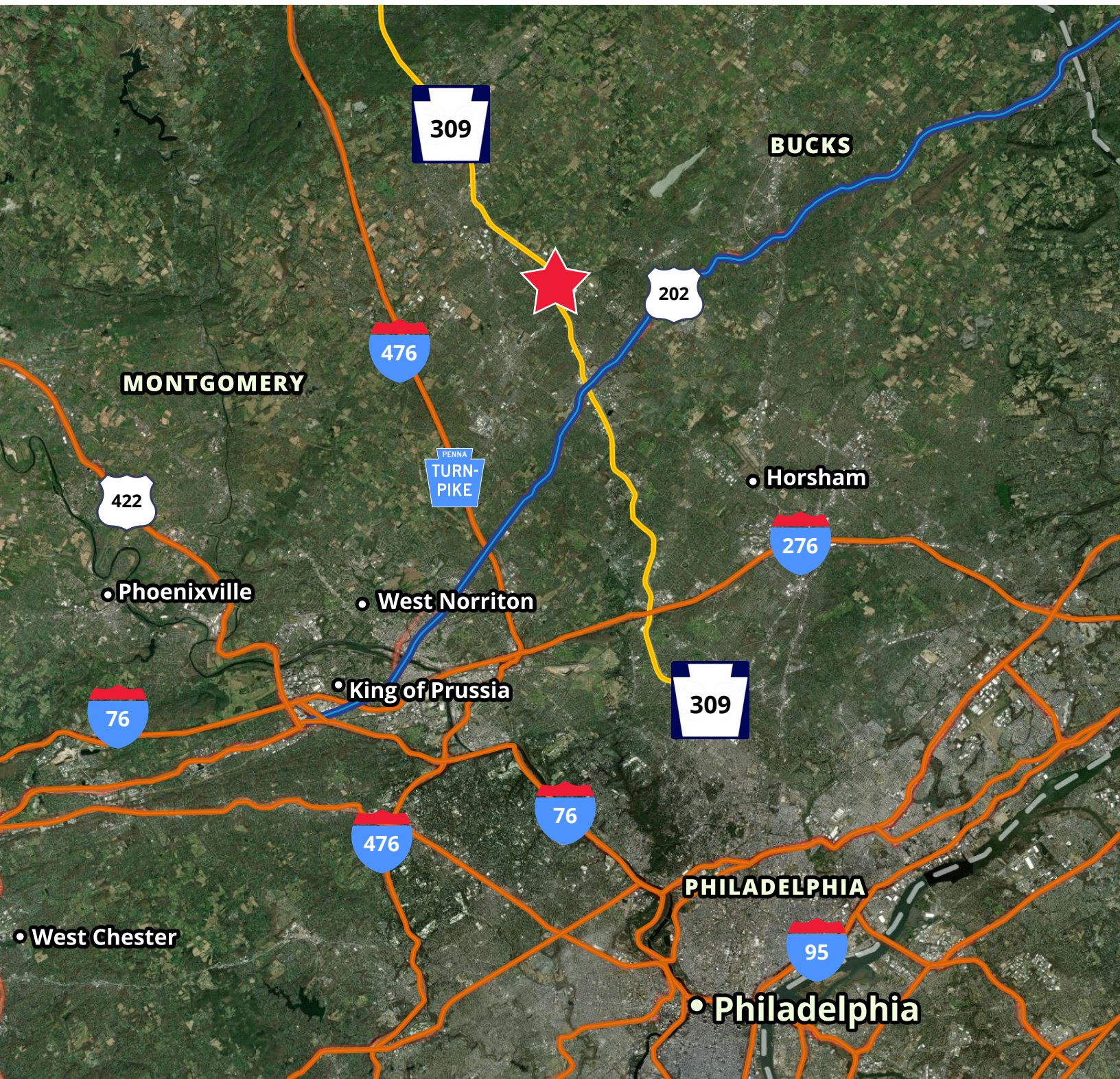
3.4 miles  
3 mins



6.7 miles  
5 mins



13.8 miles  
10 mins



# Local Occupiers

- 1 Westmore Industries, LLC
- 2 Hatfield Twp. Municipal Authority
- 3 R&B Truck and Equipment repair
- 4 Teva Pharmaceuticals
- 5 Matcor, Inc.
- 6 Cima Network Inc
- 7 Jillamy
- 8 PDM Constructors/ Durapods
- 9 KEMA Laboratories
- 10 Adiya Pharma
- 11 Bova Food Distributors
- 12 Quad
- 13 Benchmark Industrial Inc
- 14 Toyota Material Handling
- 15 Dorman Products

**teva**

**Quad**

**KEMA Labs**  
CESI Group

**DORMAN**





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## Local Demographics

Population Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,690	63,852	148,870
Employees	4,540	34,023	77,831
Employees Age 16+	2,506	34,226	76,307
% Blue Collar	15.3%	17.9%	16.0%
Households	1,641	24,125	57,614
Avg. Household Income	\$175,929	\$142,047	\$146,787

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