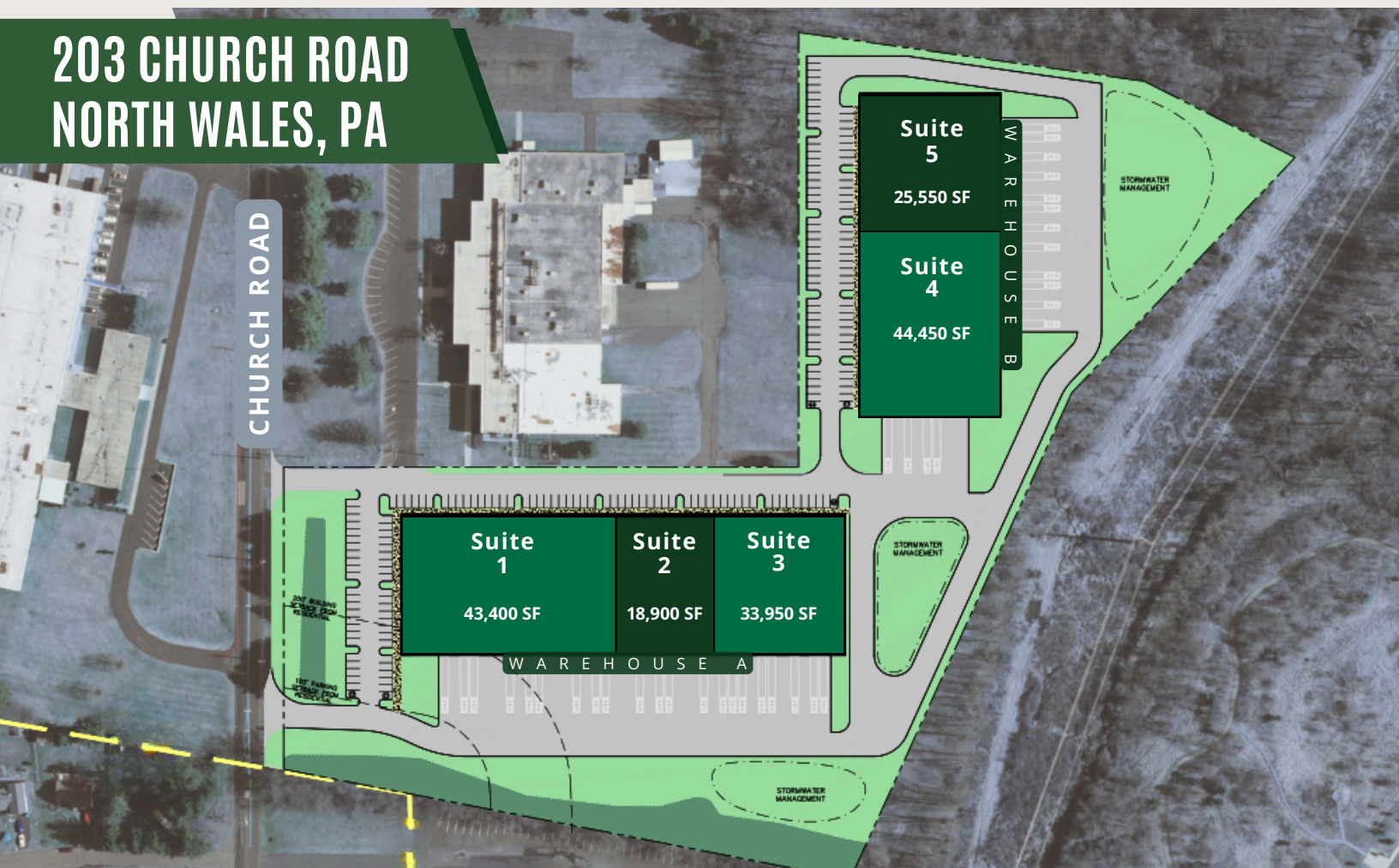


**MIDBAY  
INDUSTRIAL  
CENTER**  
AT NORTH WALES

**COMING  
SOON**

**203 CHURCH ROAD  
NORTH WALES, PA**



**18,900 - 96,250 SF**

**SMALL - MID BAY FLEX UNITS**

**AVAILABLE FOR LEASE**

*One of Montgomery County's newest speculative developments, purpose-built to meet tenant requirements of 18,900 - 96,250 SF. Brand-new construction offering first-class finishing touches and features not otherwise available in the marketplace.*

The  
Flynn  
Company

**SAXUM**  
REAL ESTATE

**PENWOOD**  
REAL ESTATE INVESTMENT MANAGEMENT

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## CONCEPTUAL DIVISION PLAN



### WAREHOUSE A: 96,250 SF (550' X 175')

**Suite 1:** 43,400 SF  
248' x 175'  
12 loading docks, 1 drive-in

**Suite 2:** 18,900 SF  
108' x 175'  
7 loading docks

**Suite 3:** 33,950 SF  
194' x 175'  
8 loading docks, 1 drive-in

### WAREHOUSE B: 70,000 SF (400' X 175')

**Suite 4:** 44,450 SF  
254' x 175'  
7 loading docks, 1 drive-in  
• Option for additional 5 oversized drive-in doors (16' x 14') or overflow parking / storage

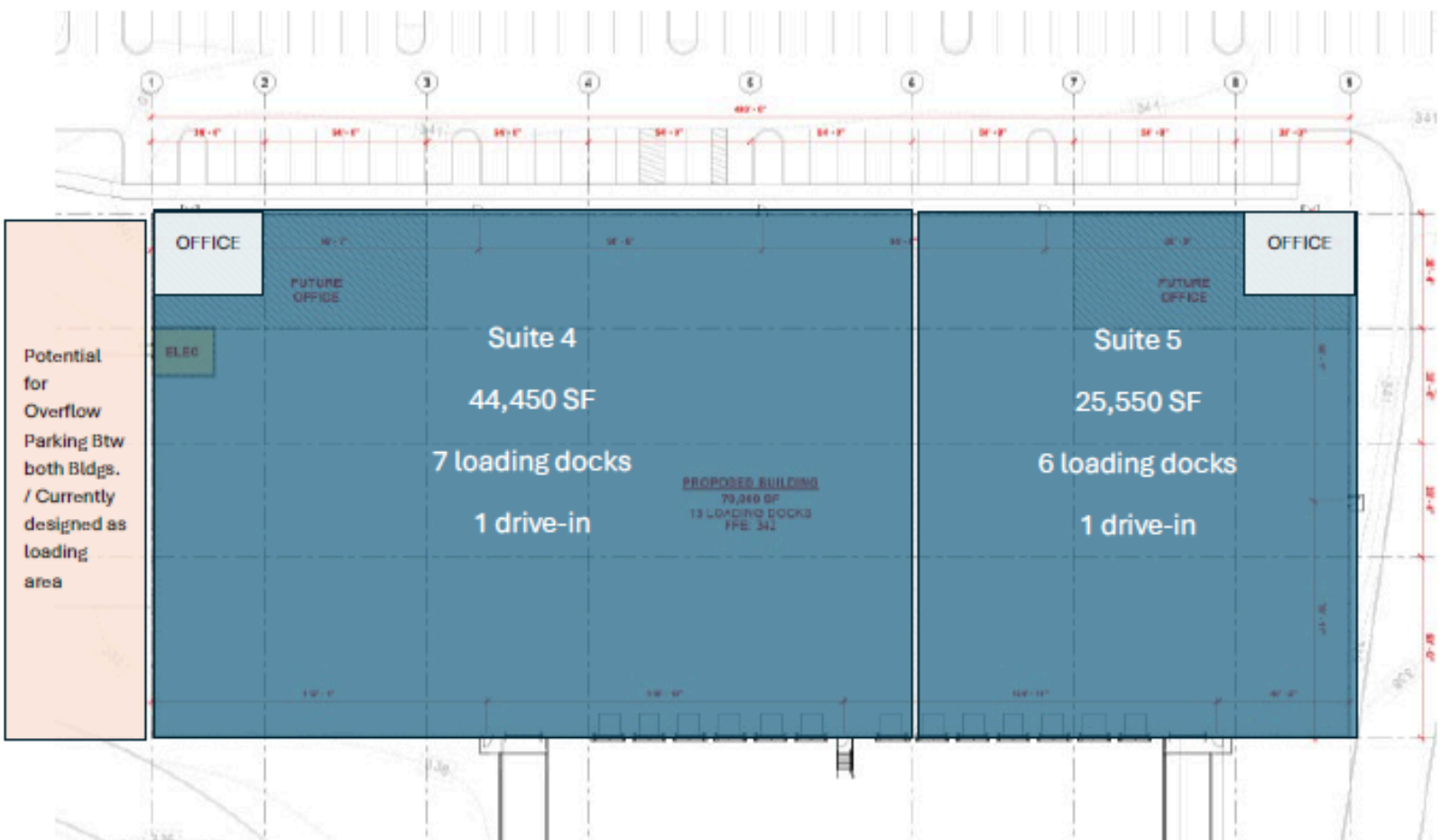
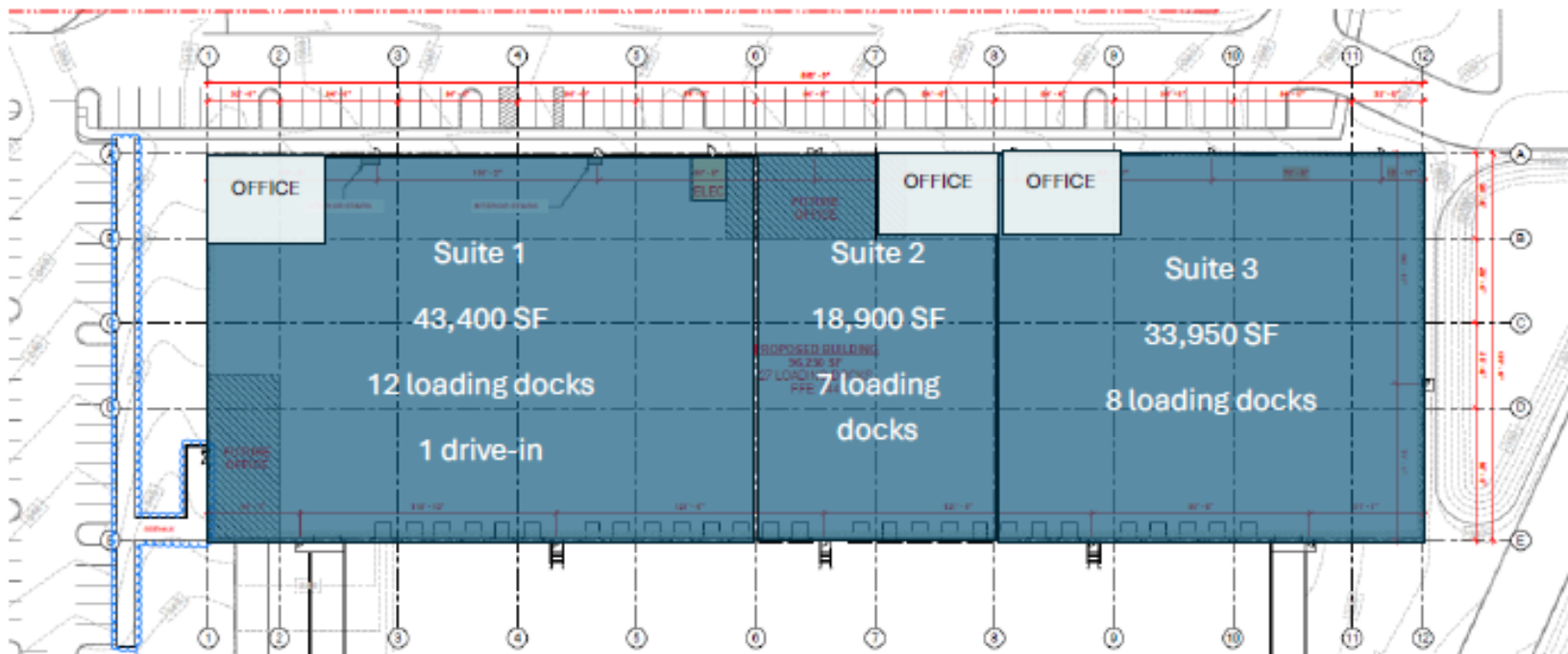
**Suite 5:** 25,550 SF  
146' x 175'  
6 loading docks, 1 drive-in

## PROPERTY FEATURES

- FULL DOCK PACKAGES OR EVERY OTHER DOCK
- 38'4" X 54" GENERAL COLUMN SPACING
- 60' SPEED BAYS
- 175' DEEP (BOTH BUILDINGS)
- ESFR SPRINKLER SYSTEM
- 36' CLEAR HEIGHT



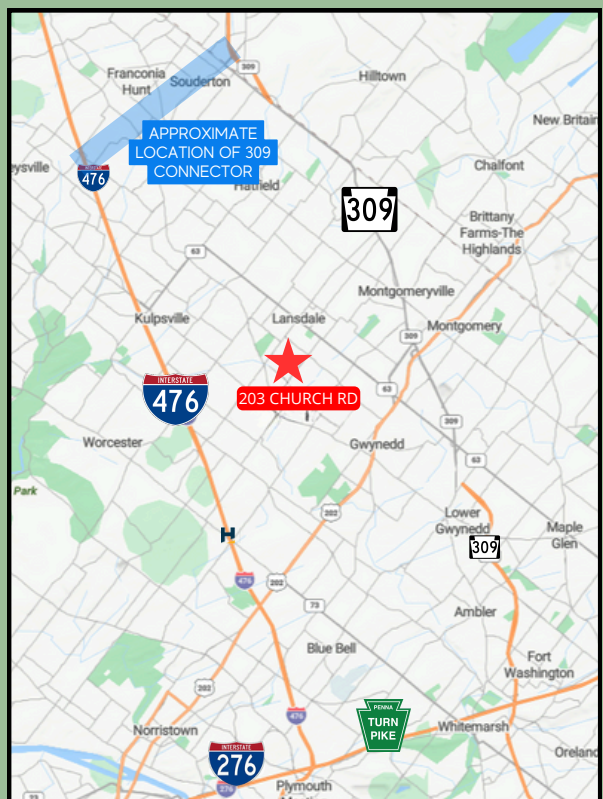
## DEMISING PLAN



## PROPERTY LOCATION

The Eastern Montgomery County market offers a strategic location, sandwiched between Route 309 (Bethlehem Pike) and the NE Extension of the PA Turnpike (Route 476) which offers immediate northbound access to the Lehigh Valley and Philadelphia to the South. Additionally, the access to the Turnpike allows for eastbound access to NJ and westbound access to the Harrisburg area. The new construction of the Pa 309 Connector ([www.pa309connector.com](http://www.pa309connector.com)) offers additional connectivity.

- ZONED LIMITED INDUSTRIAL (LI)
- UPPER GWYNEDD TOWNSHIP, NEAR SEPTA PENNBROOK TRAIN STATION.



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