

101 INDEPENDENCE LANE

CHALFONT, PA



88,250 SF APPROVED INDUSTRIAL BUILDING
AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **PARCEL ID – 26-001-100-011**
- **ACREAGE – 7.071**
- **60 FT SPEED BAYS**
- **COLUMNS – 52 ½ X 50'**
- **BUILDING SIZE – 270' X 350'**
- **NATURAL GAS**
- **14 LOADING DOCKS**
- **ONE DRIVE-IN DOOR**

- **7" UNREINFORCED CONCRETE SLAB**
- **POWER – 480V/277 (UPWARDS 1400 AMPS)**
- **ESFR SPRINKLERS**
- **40' MAXIMUM CLEAR HEIGHT (35' MAX STORAGE HEIGHT)**
- **PARKING: 53 SPACES**

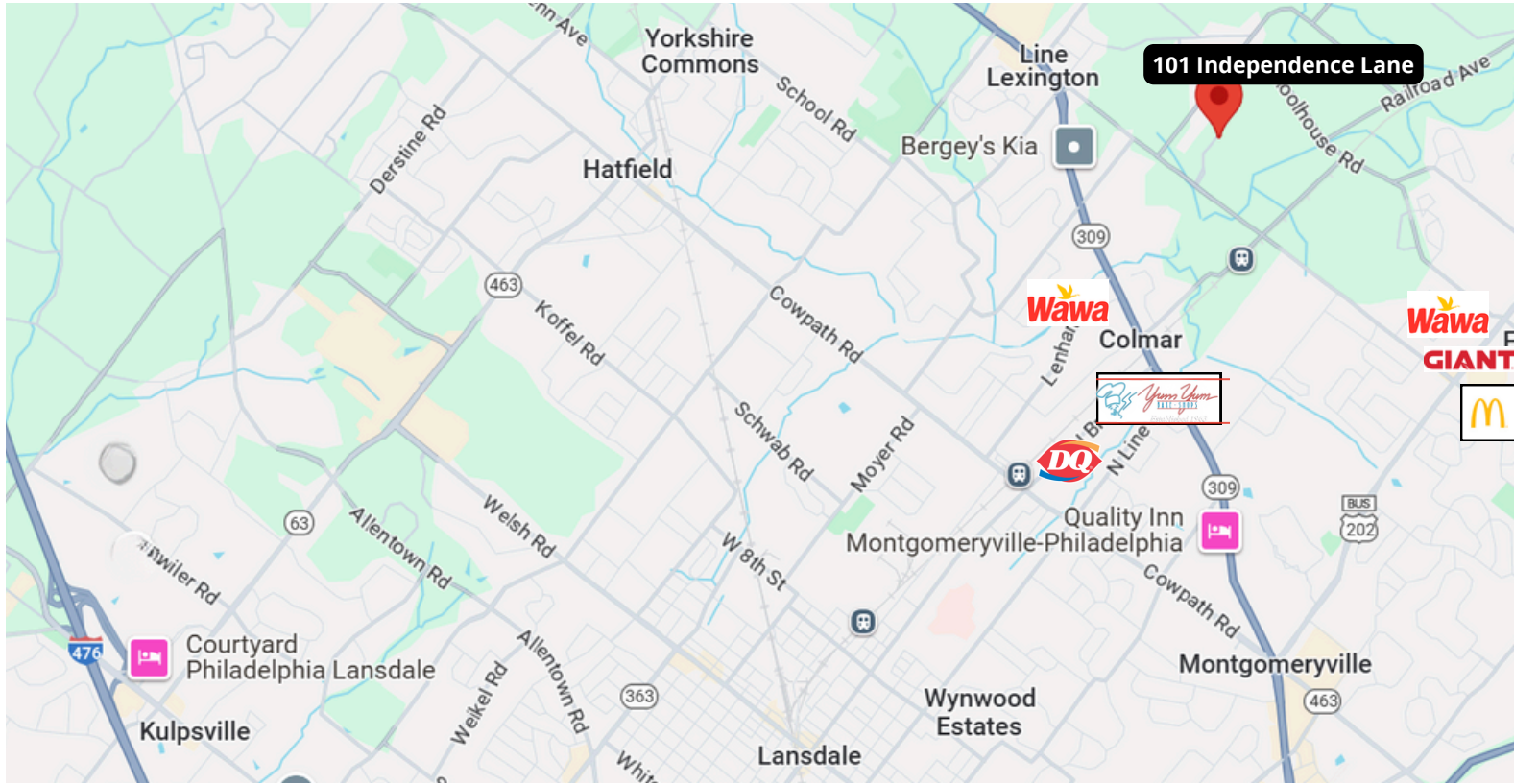
SITE PLAN



CORPORATE NEIGHBORS



LOCATION & NEARBY AMENITIES



DISTANCE FROM 92 County Line Rd

PA Route 309	0.9 Miles
PA Route 202	2.3 Miles
PA Tpk NE Extension (I-476) Lansdale Interchange	8 Miles
PA Tpk (I-276) Fort Washington	13.1 Miles
NJ I-295 Burlington	40 Miles
NJ Turnpike (I-95)	42 Miles



Center City, Philadelphia
30 miles / 45 min



Lehigh Valley Int'l Airport
31.5 miles / 57 min

Philadelphia Int'l Airport
34.8 miles / 60 min

FOR MORE INFORMATION PLEASE CONTACT:

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FLOOR PLAN

