

## Available for Lease – Warehouse



### 1750 Susquehanna Road, Upper Dublin Township

#### PROPERTY SPECIFICATIONS

<b>SUITE SIZE</b>	24,699 SF
<b>CEILING HEIGHT</b>	16'-0" Clear
<b>WALLS</b>	CMU
<b>PARKING</b>	Surface Parking
<b>WAREHOUSE</b>	<u>Loading</u> One (1) 8' x 10' tailgate doors and <u>Lighting</u> Fluorescent
<b>SPRINKLER</b>	100% Wet System (ordinary hazard)
<b>ELECTRIC</b>	to be verified
<b>HEATING</b>	Gas Fired Ceiling Hung Units
<b>WATER/SEWER</b>	Public
<b>ZONING</b>	LI-Industrial
<b>RENTAL RATE</b>	\$10.00/SF/Year



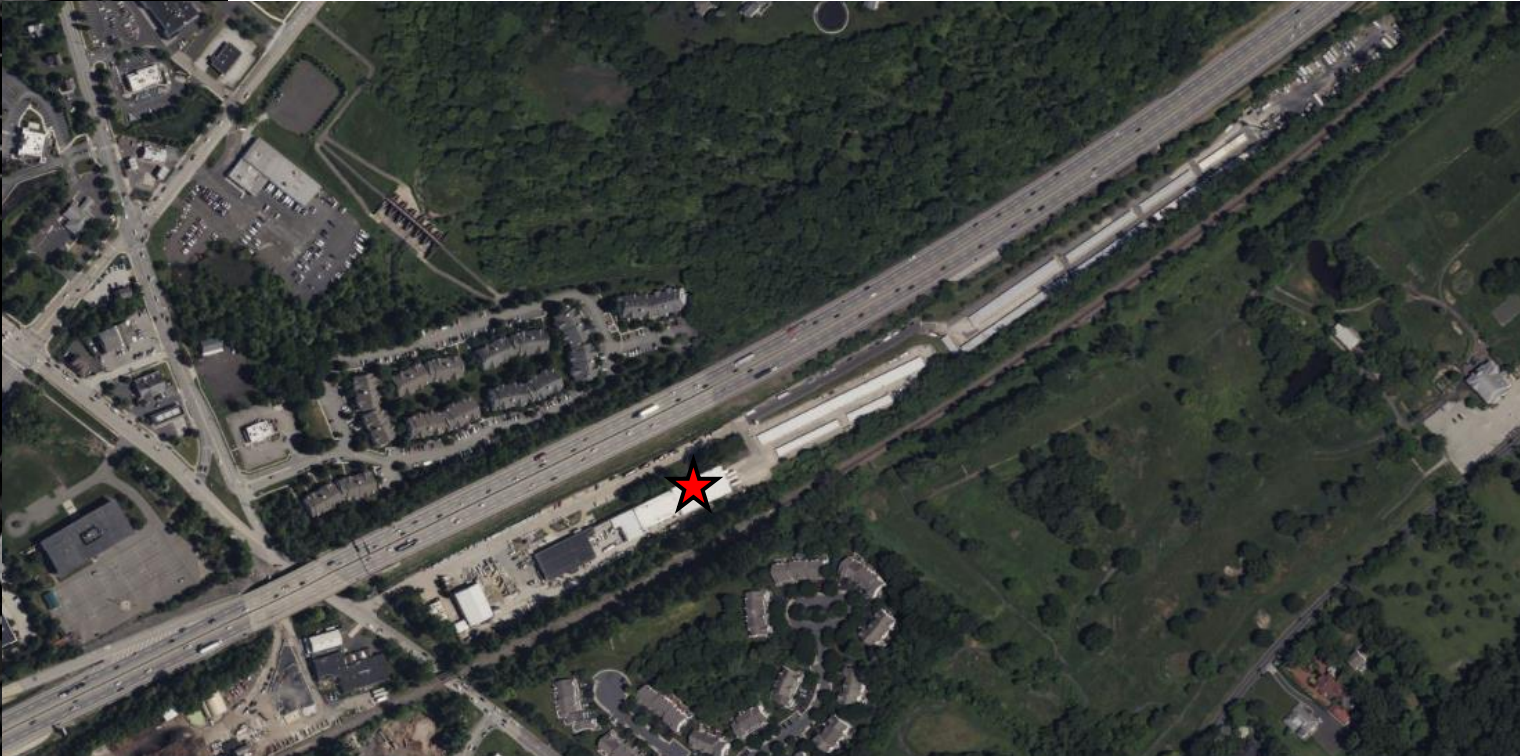
**GELCOR REALTY, INC.**  
550 Pinetown Road Ste 475  
Fort Washington, PA 19034

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**FRANK G. GONSER**  
[fgonser@gelcor.com](mailto:fgonser@gelcor.com)  
267-464-2088

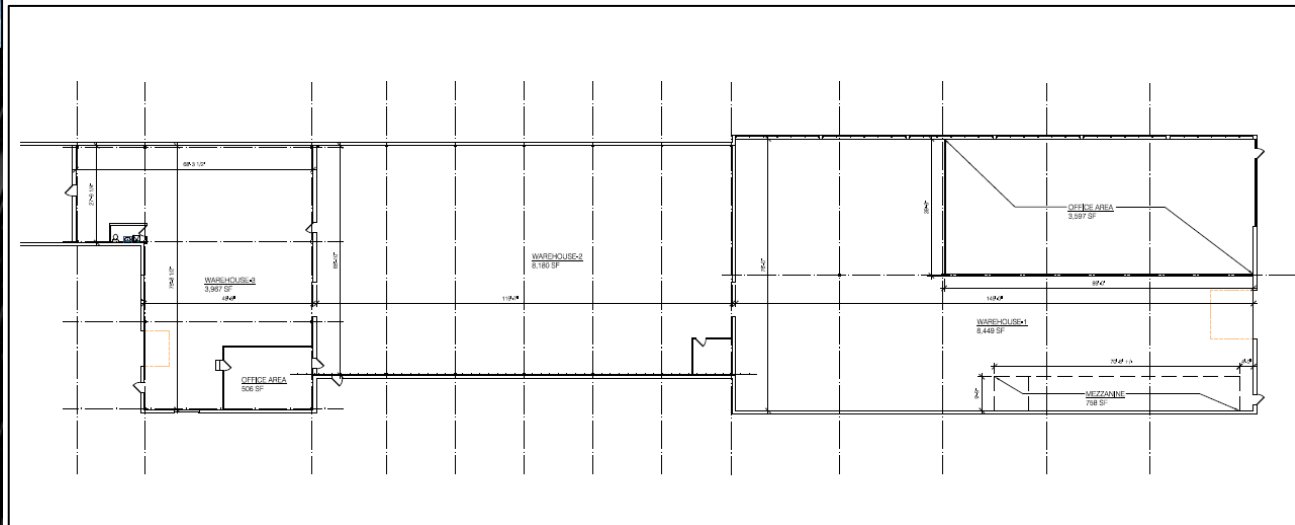
[www.gelcor.com](http://www.gelcor.com)

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**1750 Susquehanna Road, Upper Dublin Township**

**LOCATION – Well located visible from the PA Turnpike**



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550 Pinetown Road Ste 475  
Fort Washington, PA 19034

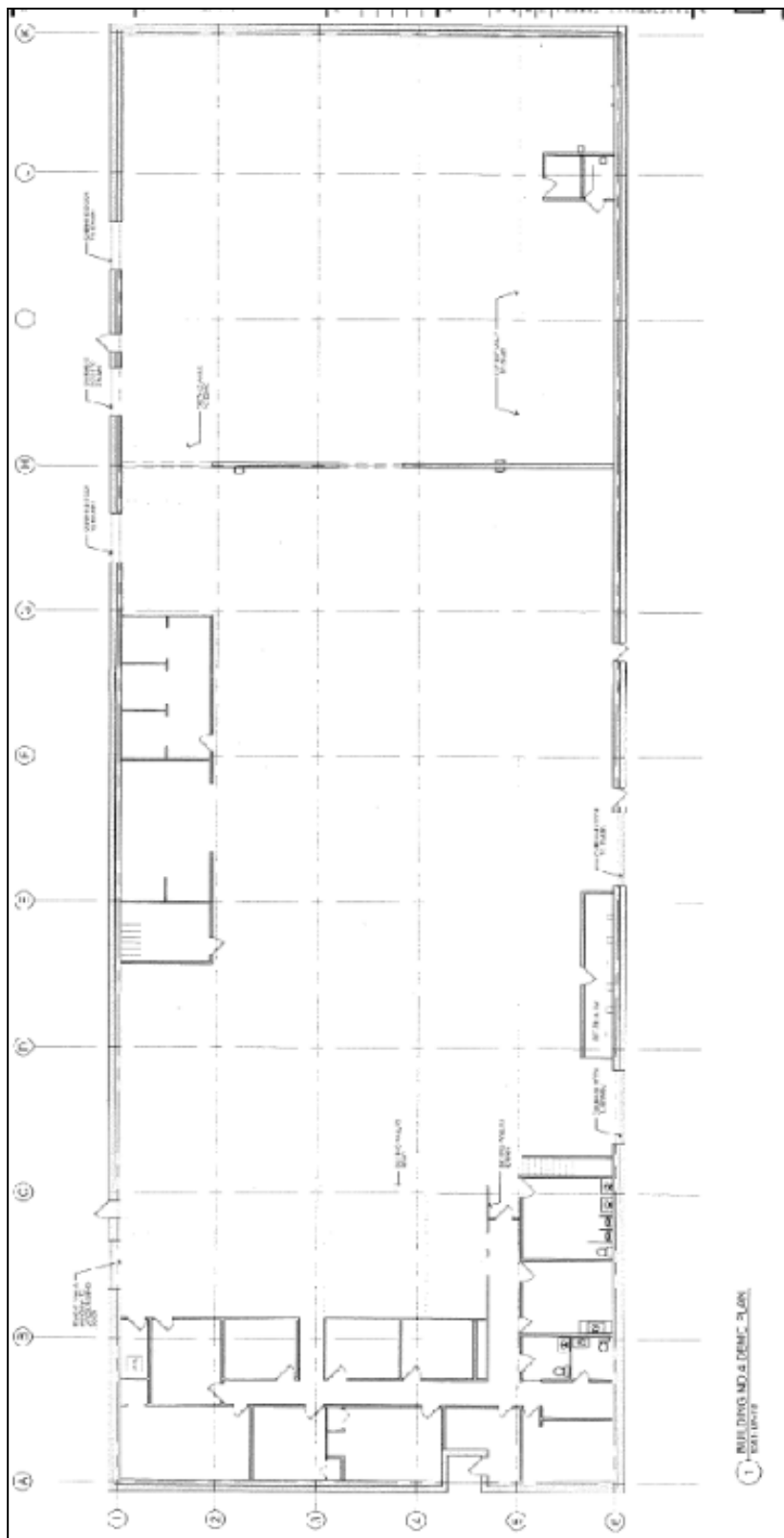
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# Available for Lease – Warehouse/Manufacturing Flex Suite



**GELCOR REALTY, INC.**  
 416 Bethlehem Pike  
 Fort Washington, PA 19034

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 PLEASE CONTACT:**

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[fgonser@gelcor.com](mailto:fgonser@gelcor.com)  
 267-464-2088

[www.gelcor.com](http://www.gelcor.com)

## 879 Tech Drive, Hilltown Township, Bucks County PA

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