



2925 CLYMER AVE, TELFORD, PA
CLASS A WAREHOUSE
185,376 SF FOR SALE / LEASE

FULLY APPR✓VED



Ownership Group:
VerusPartners

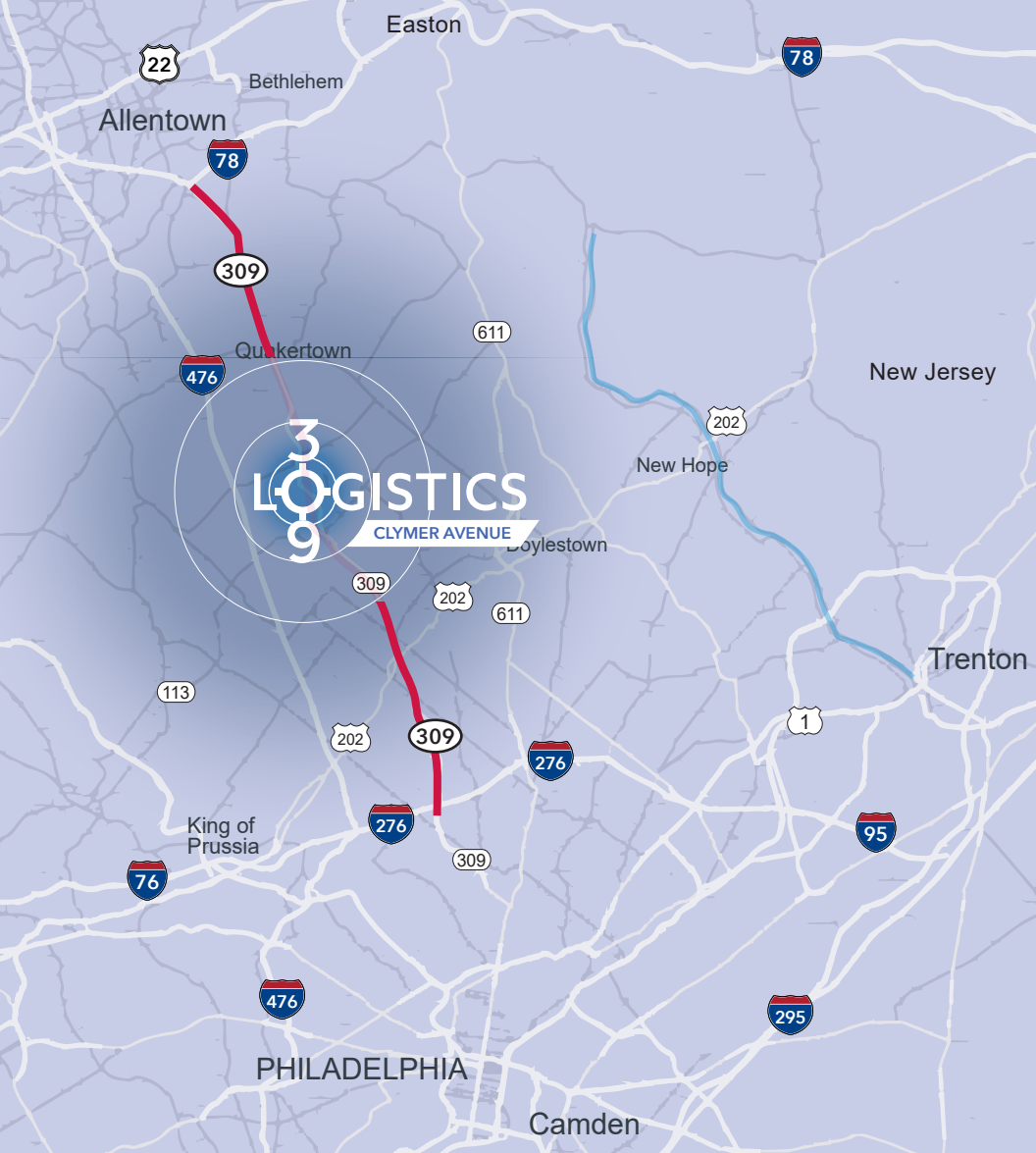
Brian Knowles
bknowles@lee-associates.com
D 610.400.0484

Selwyn Simpson II
ssimpson@lee-associates.com
D 610.947.2952

Leo Van Buskirk
leo.vanbuskirk@lee-associates.com
D 610.601.8505

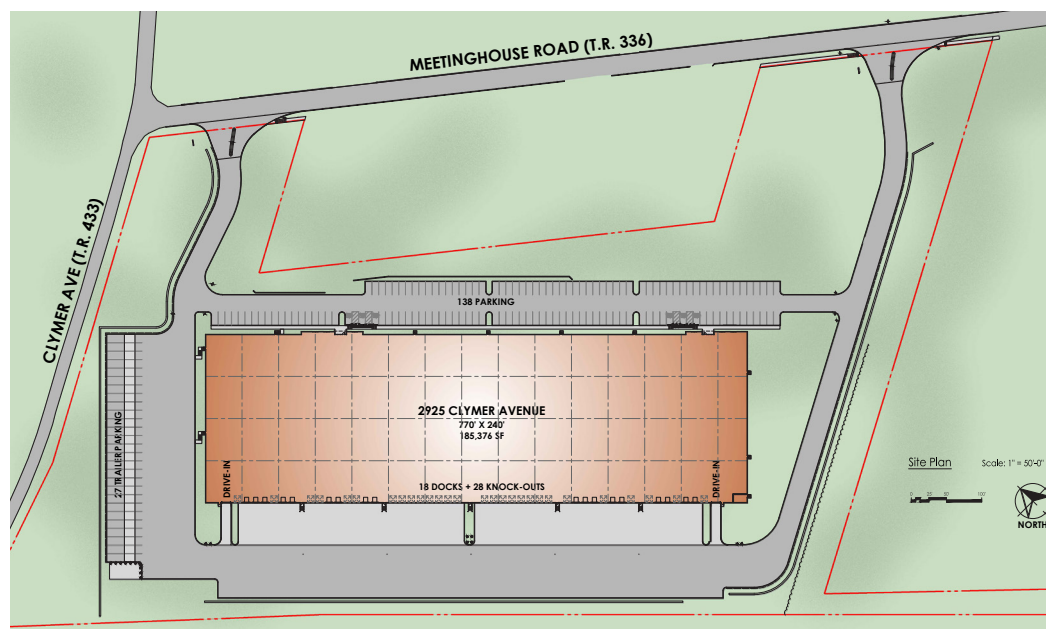
Lee & Associates of Eastern Pennsylvania LLC
610 W. Germantown Pike, Suite 160, Plymouth
Meeting, PA 19426 USA | 610.400.0499





BUILDING SPECIFICATIONS (Approved)

Available Sq. Ft.:	185,376	Drive-In Doors:	2
Building Dimensions:	770' x 240'	Docks:	18
Office SF :	Build to Suit	Clear Height:	32'
Columns:	52' x 60'	Utilities:	Public
Car Parking:	138	Electrical:	2,000 Amps
Trailer Parking:	27	Lighting:	LED
Truck Court:	135'	Sprinkler:	ESFR



Excellent Access to Route



2,000 Amps

32' Clear

18 Dock Doors

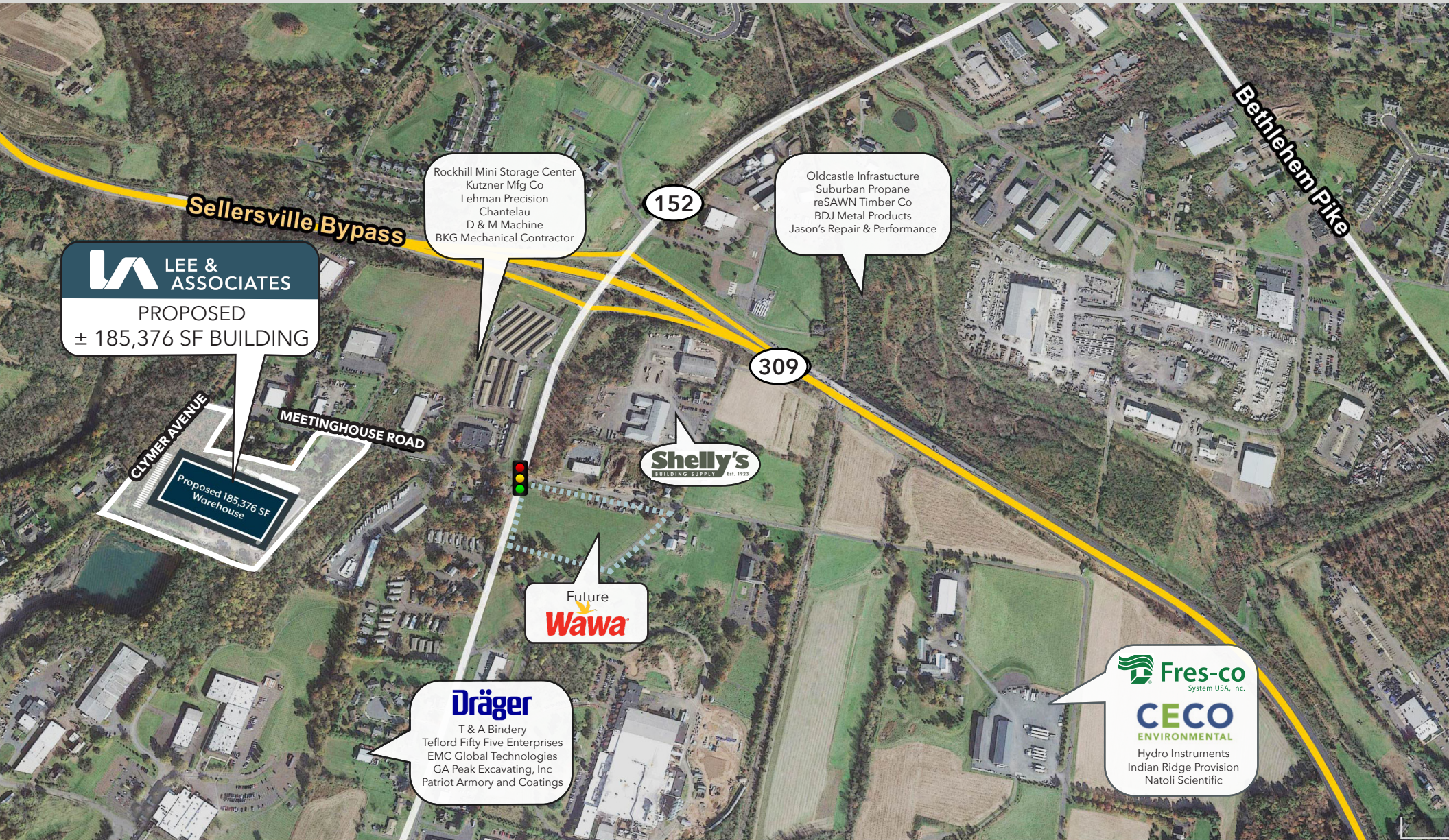
Abundant Labor

27 Trailer Stalls

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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LEE & ASSOCIATES
PROPOSED
± 185,376 SF BUILDING

Rockhill Mini Storage Center
Kutzner Mfg Co
Lehman Precision
Chantelau
D & M Machine
BKG Mechanical Contractor

Oldcastle Infrastructure
Suburban Propane
reSAWN Timber Co
BDJ Metal Products
Jason's Repair & Performance

152

309

Bethlehem Pike

Sellersville Bypass

MEETINGHOUSE ROAD

CLYMER AVENUE

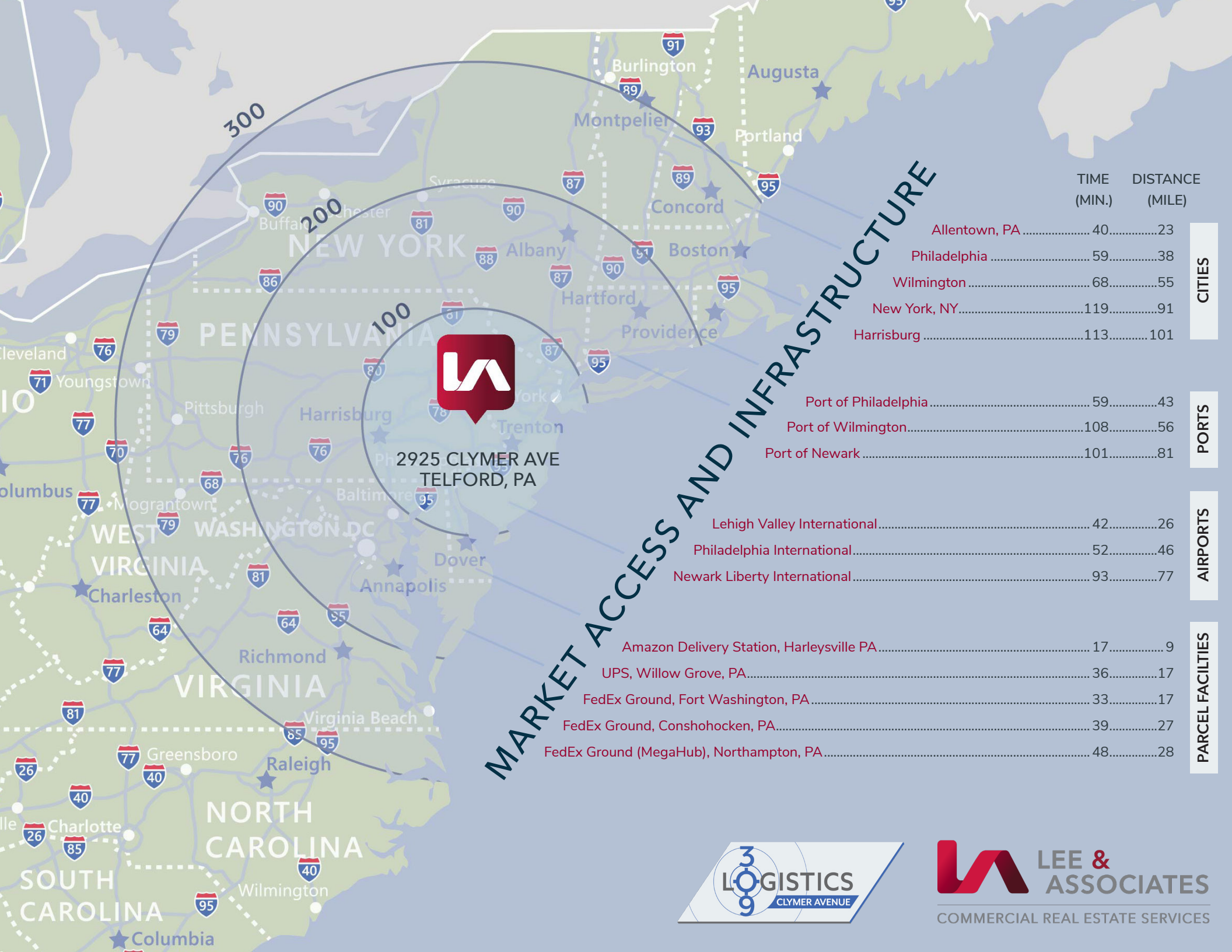
Shelly's
BUILDING SUPPLY EST. 1923

Future
Wawa

Dräger
T & A Bindery
Telford Fifty Five Enterprises
EMC Global Technologies
GA Peak Excavating, Inc
Patriot Armory and Coatings

Fres-co
System USA, Inc.
CECO
ENVIRONMENTAL
Hydro Instruments
Indian Ridge Provision
Natoli Scientific

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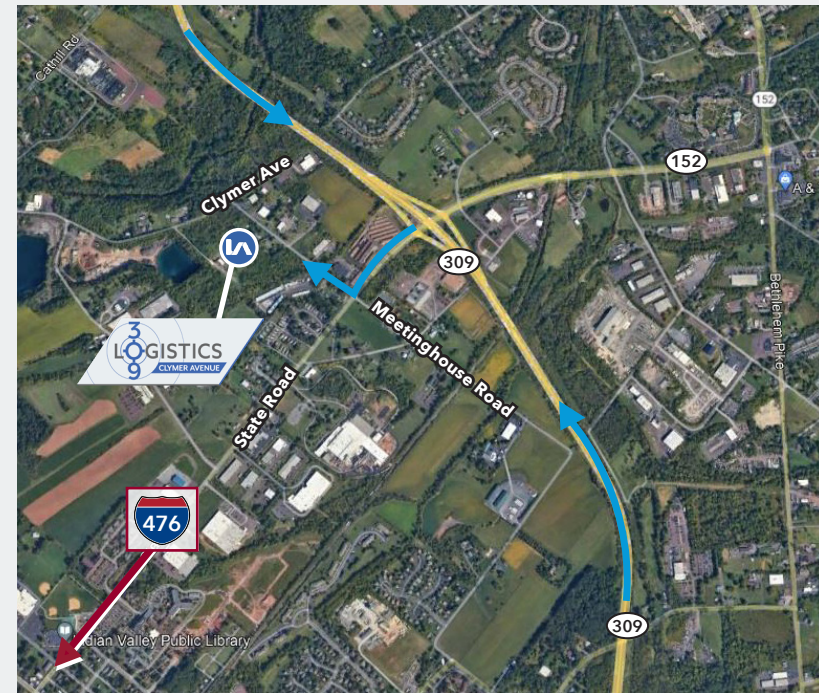
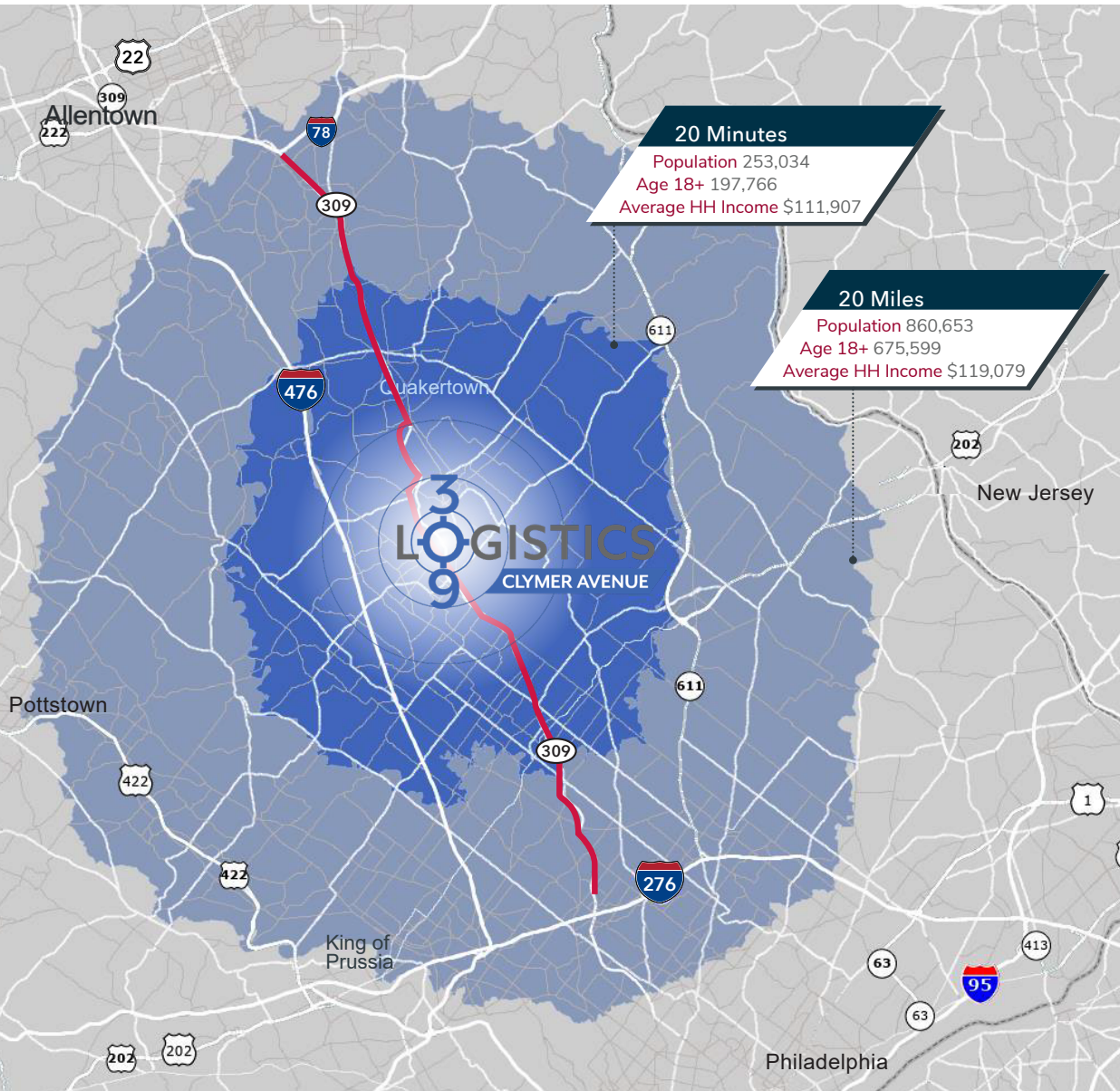
MARKET ACCESS AND INFRASTRUCTURE

	TIME (MIN.)	DISTANCE (MILE)	
Allentown, PA	40	23	CITIES
Philadelphia	59	38	
Wilmington	68	55	
New York, NY	119	91	
Harrisburg	113	101	
Port of Philadelphia	59	43	PORTS
Port of Wilmington	108	56	
Port of Newark	101	81	
Lehigh Valley International	42	26	AIRPORTS
Philadelphia International	52	46	
Newark Liberty International	93	77	
Amazon Delivery Station, Harleysville PA	17	9	PARCEL FACILITIES
UPS, Willow Grove, PA	36	17	
FedEx Ground, Fort Washington, PA	33	17	
FedEx Ground (MegaHub), Northampton, PA	48	28	





2925 CLYMER AVE, TELFORD, PA **FOR SALE / LEASE**



Unveiling a prime industrial opportunity, 2925 Clymer Avenue in Telford, PA presents a fully approved 185,376 square foot, class A facility, strategically designed with dimensions of 770' x 240'. This versatile space boasts 18 docks, 2 drive-in doors, and a spacious truck court of 135', ensuring seamless logistics. With customizable office space available, a generous clear height of 32', and ample parking for 138 cars and 27 trailers, this property caters to diverse operational needs. Enhanced by a 2,000 Amp electrical capacity, LED lighting with occupancy sensors, and an ESFR sprinkler system, it epitomizes efficiency, safety, and modern industrial excellence.

With approvals in place, this site just off the Route 309 and 152 interchange, is ready to break ground!