

FOR LEASE INDUSTRIAL SPACE

PENN'S  GRANT REALTY
Corporation

**30 Industrial Drive
Ivyland, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

Total Building Size: 25,000± SF all on one level
Total Available Space: up to 25,000± SF

Parking: 50+ spots on-site
Business Park: Northampton Industrial Park
Sprinklers: Fully Sprinklered
Water: Public
Sewer: Public
Zoning: I1 - Planned Industrial/Office
Municipality: Northampton Township
Tax ID: 31-001-007-004
Real Estate Taxes (2025): \$27,009 (portion of)

Office Space:3,400± SF

Restrooms - Two (2)

HVAC - Fully Conditioned

Warehouse Space:8,100± SF

Restrooms - Two (2)

Floors - Concrete

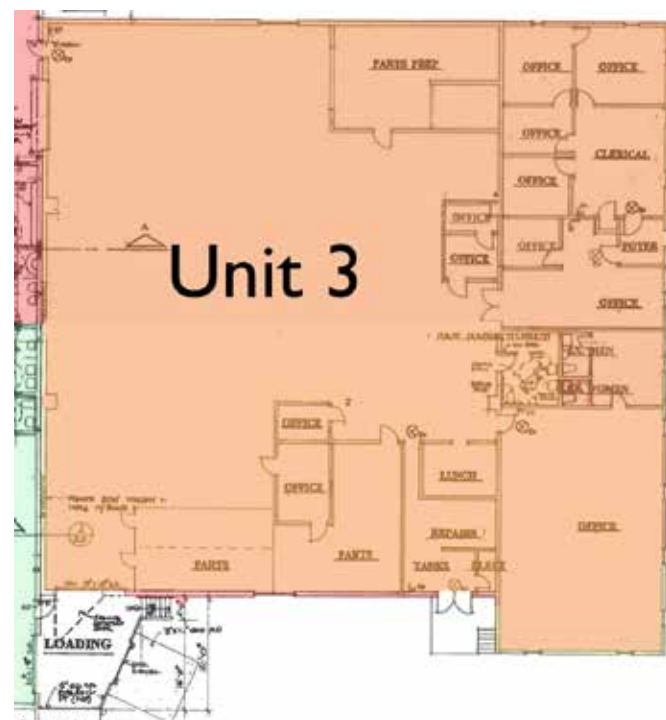
Ceiling Height - 14' Clear

HVAC - Fully Conditioned

Power - 400 Amp, 3 Phase, 208 Volt

Loading - One (1) Loading Dock

Lease Price:\$10.75 PSF NNN



Unit 3 -7,739± SF





