

**SALE OR LEASE | COMMERCIAL
10,260 SF | Acreage 1.86**



2075 QUAKER POINTE DRIVE QUAKERTOWN, PA 18951



Office +/- 6,048 SqFt | Warehouse +/- 4,212 SqFt

Key Features

- Front of building parking; +/- 43 spaces | Additional side & rear parking
- One (1) drive-in dock door: 14'x14'
- Warehouse clear height: 16'
- Fenced yard - back and side of building
- Utilities:
 - HVAC - Warehouse - two (2) mounted propane gas heaters
 - HVAC - Office - two (2) AC units, 4 years old.
 - Lighting - Office (drop ceiling) and Warehouse - fluorescent lighting
 - Smoke alarm system with fire protection - no sprinklers
 - Roof - EPDM - Warehouse (10 years), Office (20-25 years)

Location

- Immediately off I-476 Northeast Extension - Quakertown exit (0.5 miles) .3 miles to WaWa, .4 miles to McDonald's 1.5 miles to Quakertown Enter from Route 663, John Fries Highway

Zoning

- Planned Commercial

Sale Price | Lease Rate

- Call For Details

**For more information,
please contact:**

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