

# 45 N 4TH STREET QUAKERTOWN, PA

UNDER NEW  
OWNERSHIP



**165,175 SF LIGHT INDUSTRIAL AND  
MANUFACTURING FACILITY**

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## PROPERTY OVERVIEW



**FIRST TIME ON MARKET**



**MOST COST-EFFECTIVE INDUSTRIAL SPACE IN BUCKS COUNTY**



**SPACES AVAILABLE FROM 10,000 TO 100,000 SF- SEE PAGE 3  
FOR CONCEPT DIVISION PLAN**

## PLANNED LANDLORD IMPROVEMENT WORK

- LED LIGHTING
- WHITEBOX INTERIOR
- NEW ROOF BEING INSTALLED
- DEMOLITION OF UNNECESSARY INTERIOR WALLS
- MULTIPLE LOADING OPTIONS AVAILABLE PER UNIT

## ADDITIONAL PROPERTY FEATURES

### CEILING HEIGHT:

- +/-17' - 18' IN MANUFACTURING/WAREHOUSE AREAS.
- 3,800 SF +/- 38' CLEAR HEIGHT
- 1,400 SF +/- 28' CLEAR HEIGHT
- OFFICE, MAINTENANCE AND STORAGE AREAS RANGE FROM 11' TO 13.7' CLEAR HEIGHT.

**FIRE PROTECTION:** 100% SPRINKLERED

**POWER:** TWO (2) - 480VAC PANELS AND FIVE (5) - 240 VAC PANELS

### UTILITIES:

- WATER: QUAKERTOWN BOROUGH WATER AUTHORITY
- SEWER: BUCKS COUNTY WATER & SEWER AUTHORITY
- ELECTRIC AND NATURAL GAS: UGI & PLI SUPPLIED

**COLUMN SPACING:** 48' X 48'; 48' X 21'; 46' X 21'; 38.5' X 23.5'

### HVAC:

- OFFICES: 13 ROOF MOUNTED CONDENSERS RANGING IN SIZE FROM 2 - 12 TONS
- MANUFACTURING AND WAREHOUSE AREAS: PRIMARILY HEATED BY A GAS FIRED STEAM BOILER; SUPPLEMENTAL HEAT IS PROVIDED THROUGH CEILING MOUNTED REZNOR GAS UNITS.



- BUILDING 1: 29,713 SF (OFFICE, MAINTENANCE, STORAGE)
- BUILDING 2: 135,462 SF (MANUFACTURING AND WAREHOUSE SPACE)
- 8.13 ACRES
- ZONING DISTRICTS: LIGHT INDUSTRIAL (LI) & PEDESTRIAL ORIENTED MIXED USE (POMU)
- PERMITTED USES: VARIOUS INDUSTRIAL, COMMERCIAL, OFFICE, RETAIL CENTER
- SMALL OFFICE AREAS CAN BE CONSTRUCTED PER SUITE BY LANDLORD
- PLANNED LOADING AND DRIVE-IN EXPANSION PLAN TO BE IMPLEMENTED

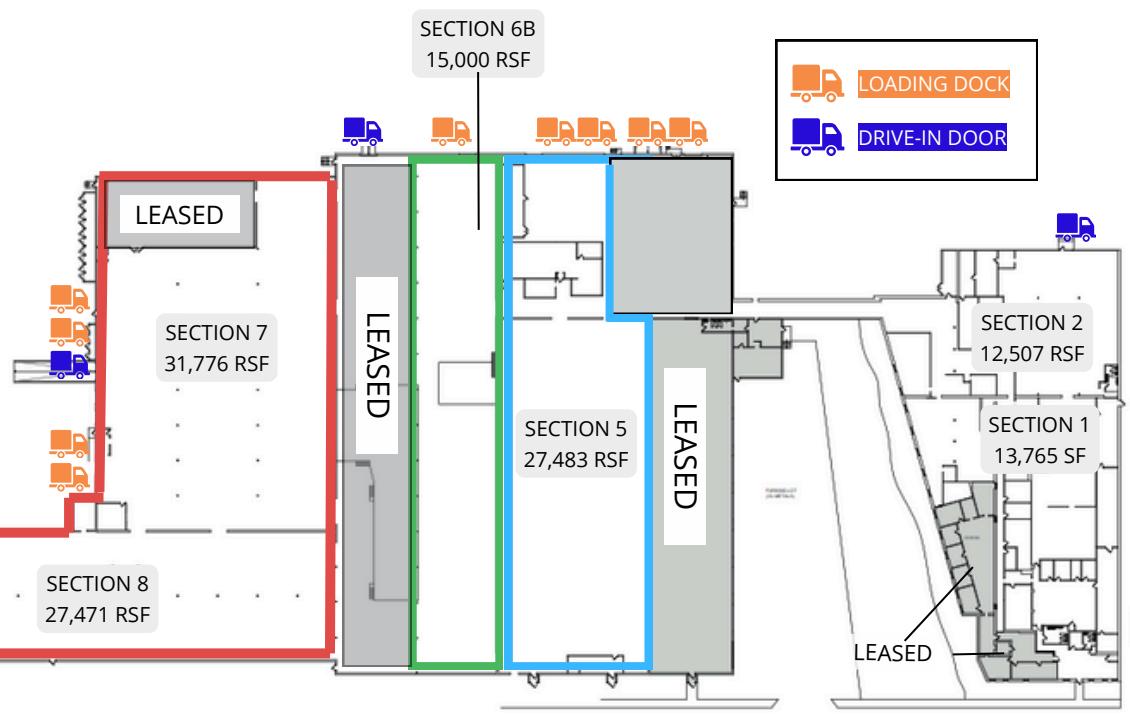
## SITE AND PROPOSED FLOOR PLAN



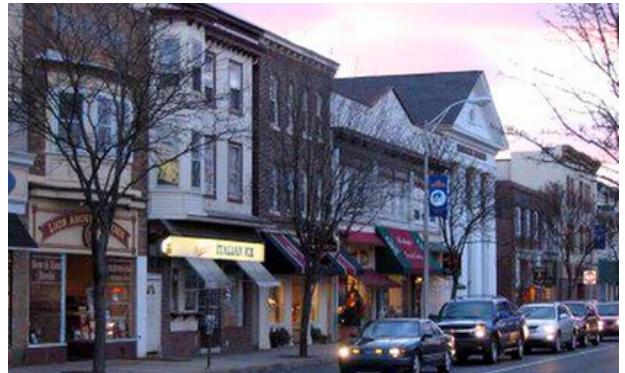
**RED** 59,247 SF  
4 DOCKS  
2 DRIVE-IN DOORS  
1,500 SF OFFICE

**GREEN** +/-15,000 SF  
1 DOCK  
500 SF OFFICE

**BLUE** 27,483 SF  
2 DOCKS  
1,500 SF OFFICE

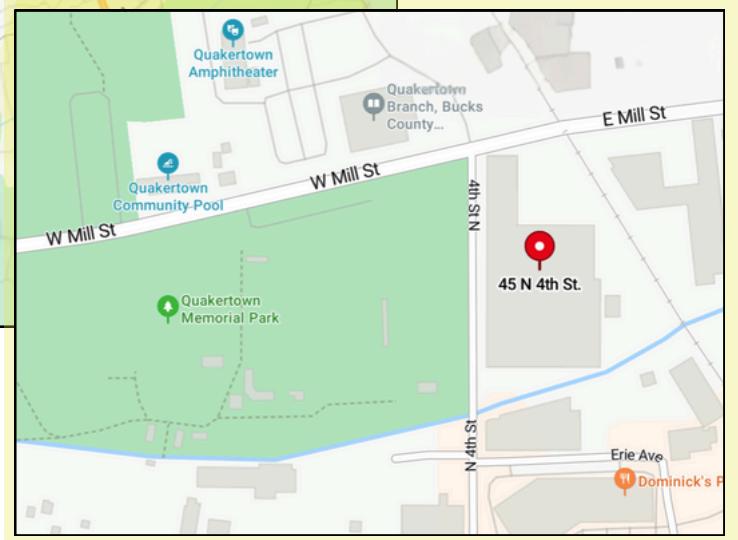
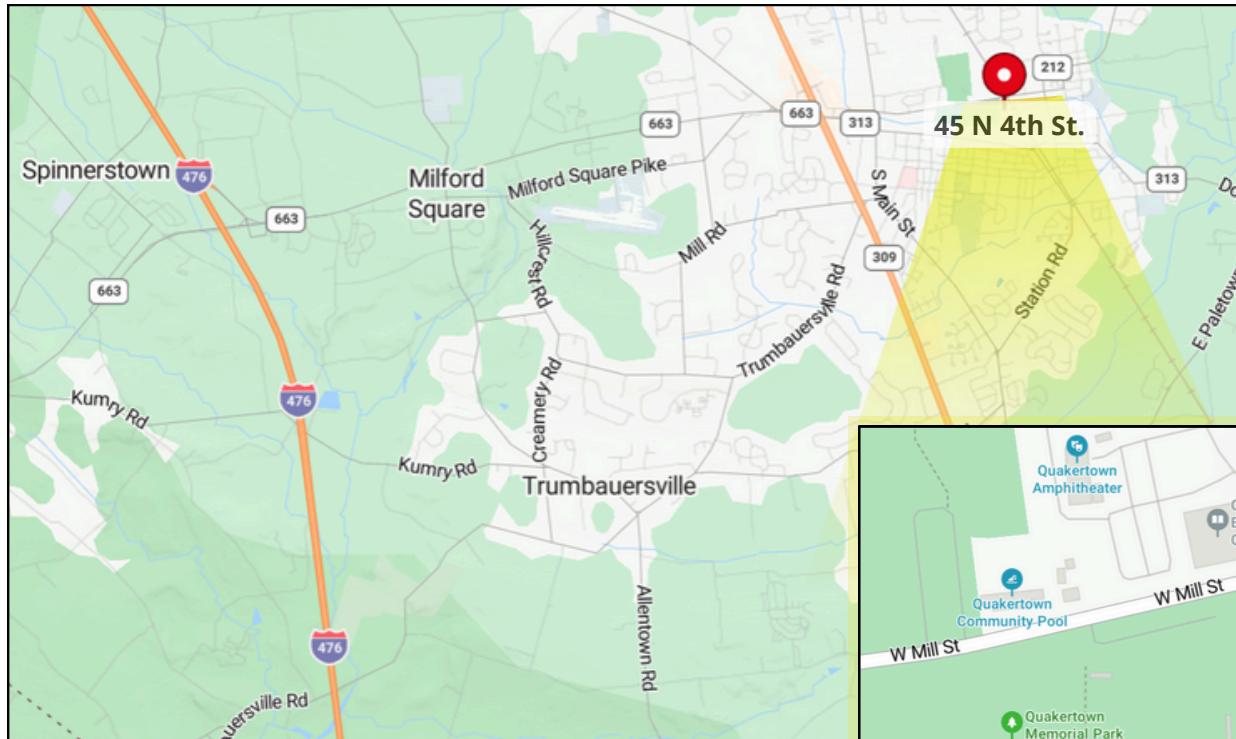


## LOCATION



Quakertown, PA

45 N. 4th Street is located about 5 miles east of the I-476 Quakertown interchange in Upper Bucks County. It offers accessibility to areas via Route 663 and Route 309, connecting to the Allentown/Bethlehem/Easton area, I-78 to the north, and Montgomery County and Philadelphia to the south.



## PROPERTY PHOTOS

