



**Approximately 10,000 square feet of flex office/
warehouse space available.**

- Immediate Access to NJ/PA I-295
- Notable Retail Corridor
- Dock and Drive-In Doors
- Clear Height: 16'



**Get more
information**

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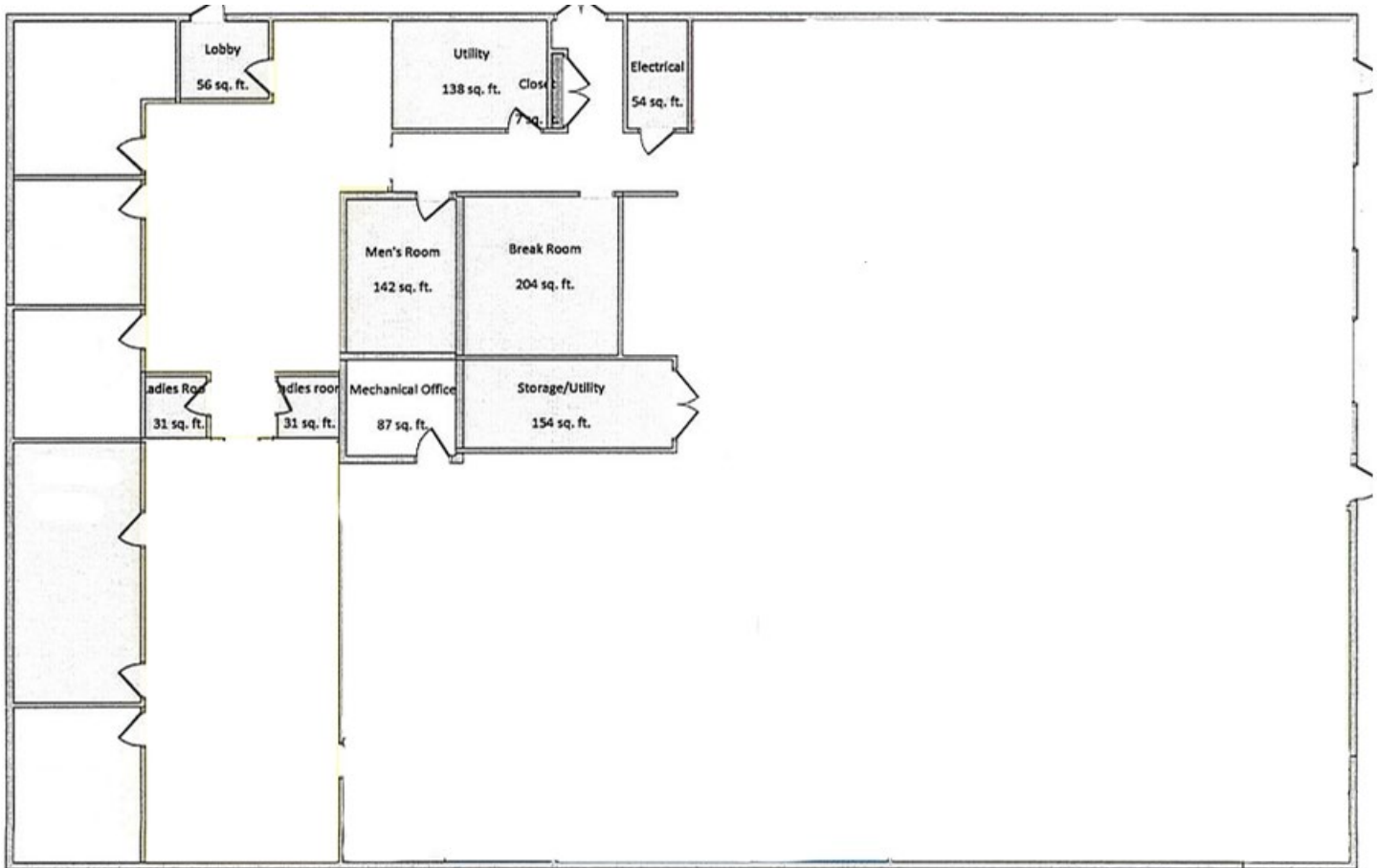
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BUILDING SPECIFICATIONS

BUILDING AREA	■ 10,000 sf
ACRES	■ 2.21 acres
TYPE	■ Single tenant
CLEAR HEIGHT	■ 16' Clear Height
DOCK DOORS	■ 1 dock door
DRIVE-IN DOORS	■ 1 drive-in door
PARKING SPACES	■ 26 parking spaces
POWER	■ 480v/3 phase power



FLOOR PLAN



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BUILDING PHOTOGRAPHY



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Map Key

- | | | | |
|---|-----------------------|----|------------------------------|
| 1 | Subject Property | 7 | Goddard Daycare |
| 2 | Newtown Athletic Club | 8 | Kindercare |
| 3 | Marriott Suites Hotel | 9 | Daycare |
| 4 | Francesca's Pizzeria | 10 | Montessori School |
| 5 | Newtown Brew Pub | 11 | Optimal Sport Fitness Center |
| 6 | Sir Speedy's Print | | |

Newtown Borough

1.2 miles away

- | | |
|-------------------|--------------------|
| Starbucks | Applebee's |
| Einstein Brothers | La Stalla |
| The Coffee Room | Piccolo Trattoria |
| Edgewood Cafe | Vecchia Osteria |
| Turning Point | Harvest |
| Dunkin' | Oishi |
| Corner Bakery | KO Modern Korean |
| Chick-fil-A | Ota-Ya Japanese |
| Wendy's | Ginger Wok |
| Saladworks | Isaac Newton's |
| Smoothie King | Iron Hill Brewery |
| Jules Pizza | Green Parrot Pub |
| Chipotle | Rocco's Steakhouse |
| Solstice | Rita's Water Ice |
| The Melt Shop | |



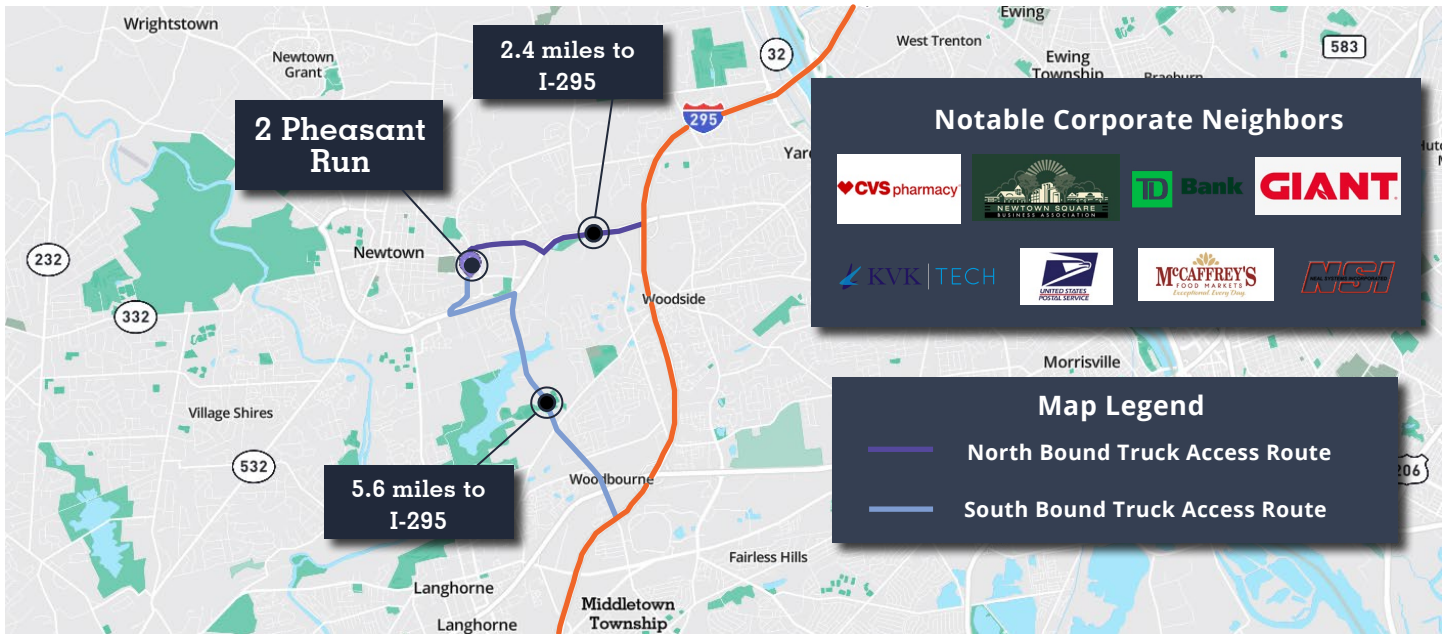
2 Pheasant Run

332

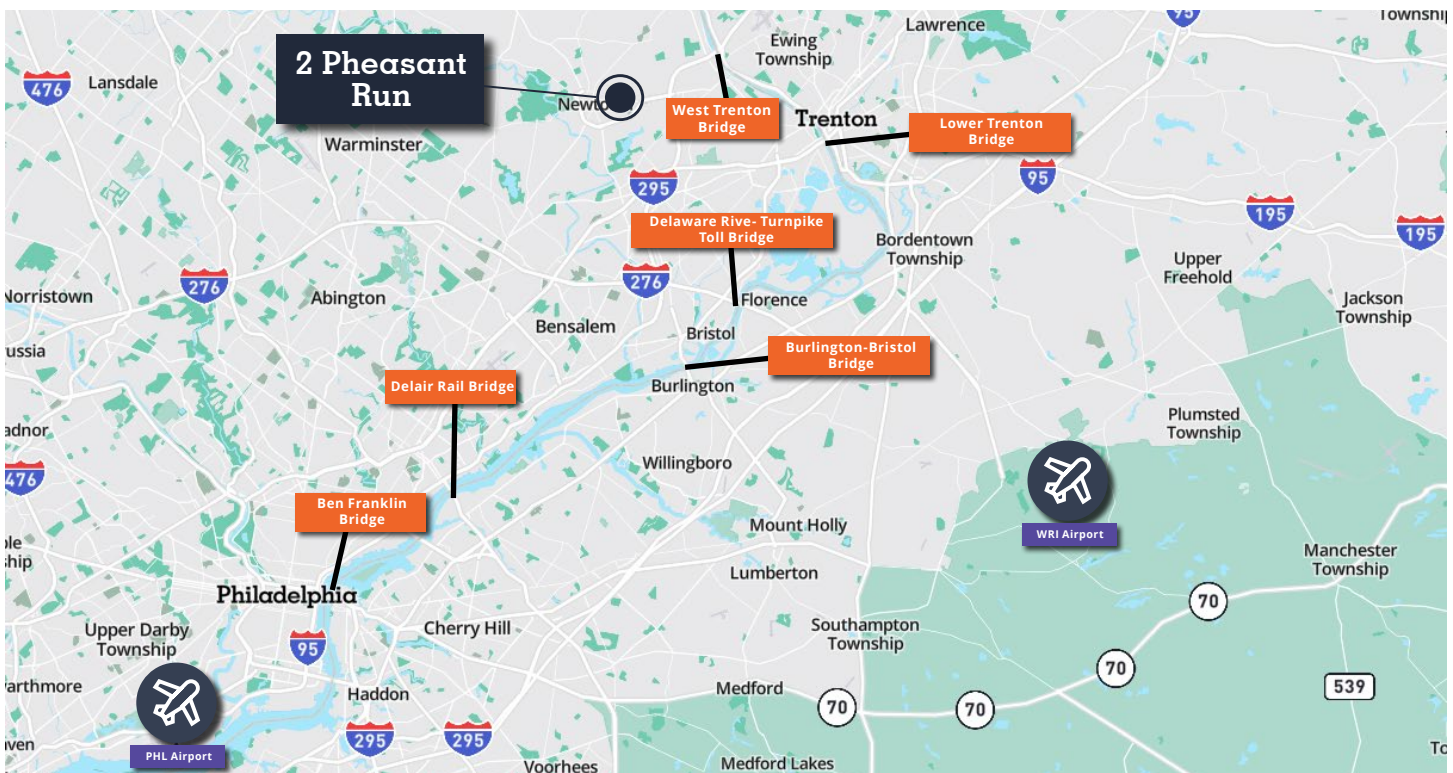
Newtown Bypass

332

LOCAL TRUCK ACCESS MAP



REGIONAL MAP



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