

STATION PARK

144,239 SF INDUSTRIAL SPACE
AVAILABLE FOR LEASE



40' CLEAR warehouse space, within minutes to the
WILLOW GROVE INTERCHANGE

330-339 S WARMINSTER RD
HATBORO, PA 19040

The
Flynn
Company

**CADDY-CORNER TO
SEPTA TRAIN
STATION**

THE FLYNN COMPANY

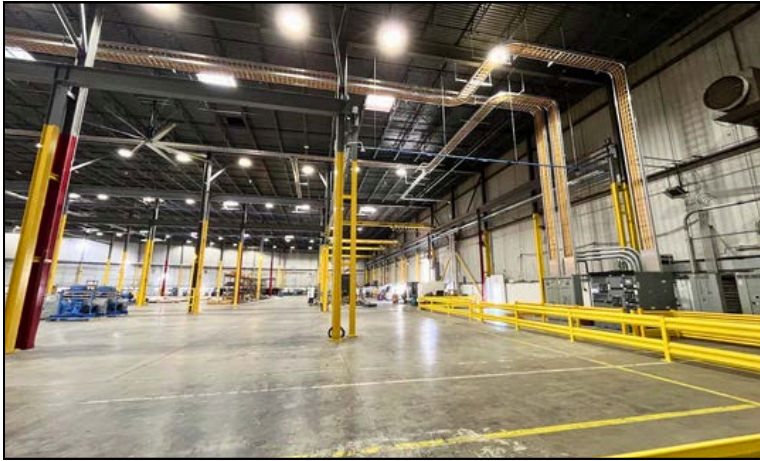
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565



SUITE 330

- 144,239 SF unit
- 95,973 SF warehouse area with **40' Clear**
- 28,146 SF with 17' Clear
- 8,398 SF office
- 12" thick floors

- 9 Loading docks
- 2 Drive-in door
- **4,000 amps 480/277 v. 3 phase power**
- **Eight 2-ton cranes**
- **Two 10-ton cranes**



CAMPUS HIGHLIGHTS



KINDERCARE ON SITE



HATBORO TRAIN STATION



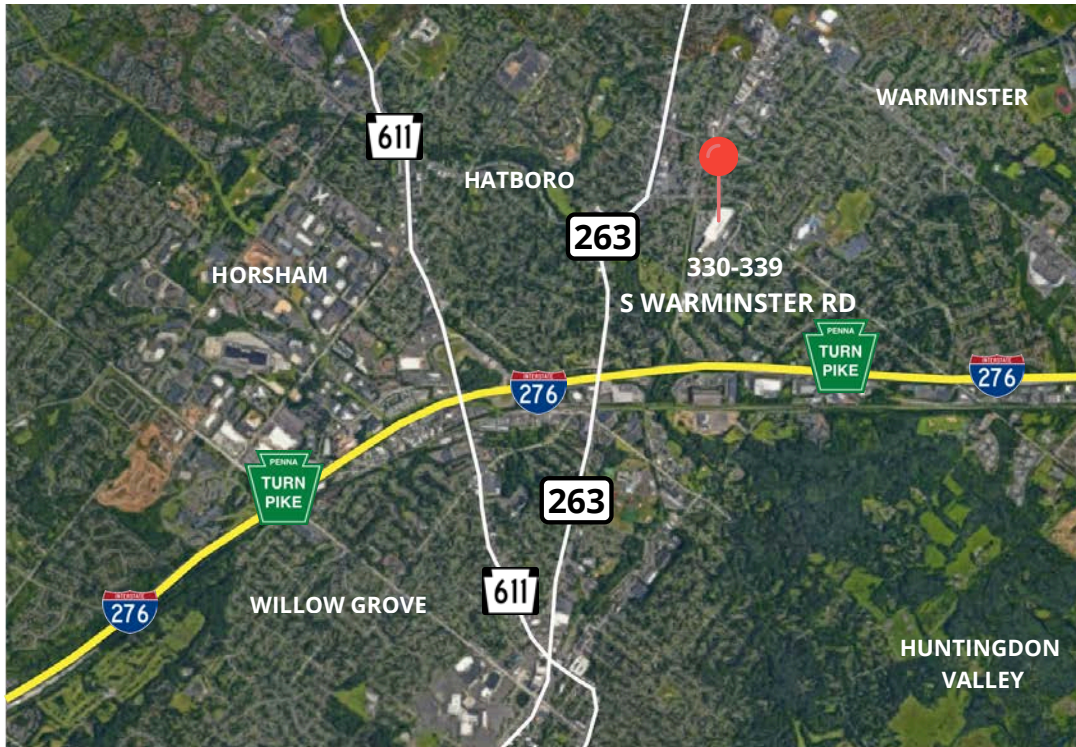
GRAB N' GO CAFE

- 412,454 SF multi-tenant complex on 29.47 acres
- Building Located caddy corner to the SEPTA Hatboro Train Station
- Two on-site generators
- 7 mega watts of power to the site
- 1249 parking spaces (3 per 1,000 sf)
- Tax Parcel 08-00-05734-00-9

- Fully wet sprinklered system with new pump installed 2019
- On-Site KinderCare Daycare
- On-Site Common Grab N' Go Café
- On-Site fitness center
- Zoned LI: Limited flex/office District in Hatboro Borough



LOCATION

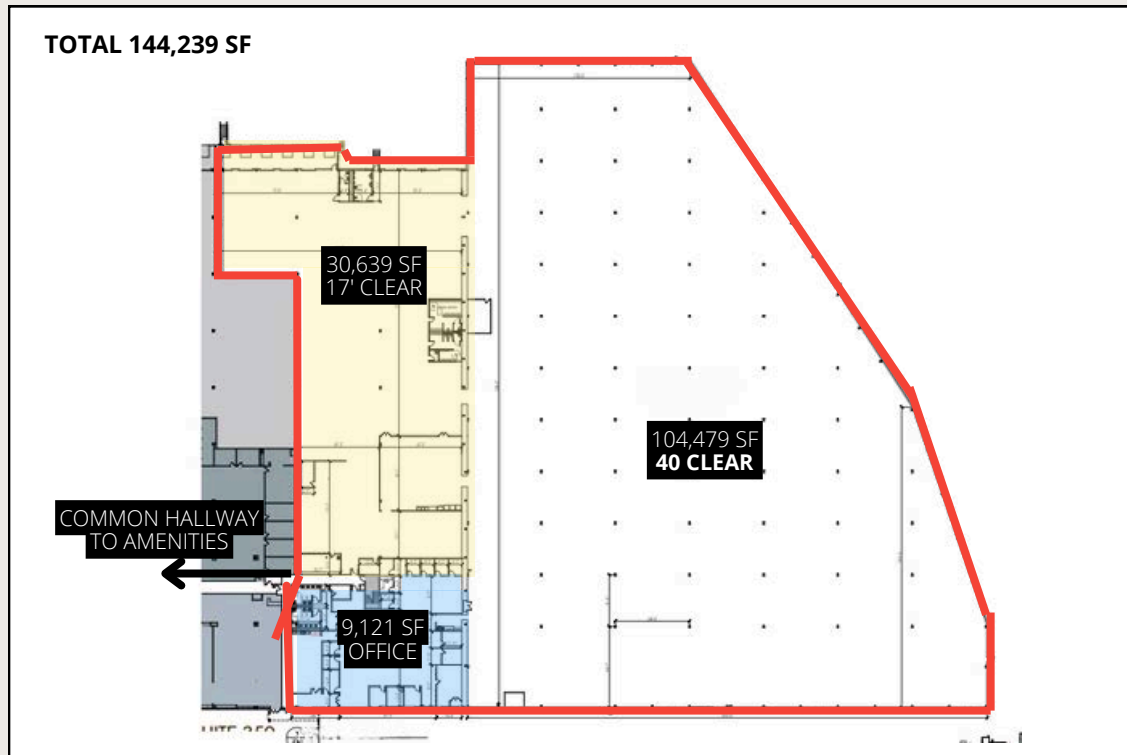


- Located at the intersection of Byberry and S. Warminster Rds
- Approximately 1.75 miles from the Willow Grove exit off the PA Turnpike.
- Additional access to the property is provided by Easton Rd (611), County Line Rd, Street Rd and York Rd.
- Close proximity to ample restaurants, shops and local amenities
- Trenton Mercer Airport 22.6 mi
- Philadelphia International Airport 28.1 mi





FLOORPLANS





▶ PROPERTY PHOTOS





MICHAEL BORSKI, SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

KEVIN FLYNN JR
KFLYNNJR@FLYNNCO.COM
215-561-6565 X 121

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 118

THE FLYNN COMPANY

LEASING & INVESTMENT | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

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