

Property Summary



PROPERTY DESCRIPTION

This outstanding property presents a 19,919 SF building with 3 individual flex condominium units for sale, each unit totaling 3,978 SF (maximum contiguous is 7,956 SF), offering unparalleled flexibility for industrial and flex space use. Zoned I-2, the property is strategically situated in the West Goshen Township, ensuring optimal access to key transportation routes and amenities. With its spacious layout, versatile units, and prime location, this property is poised to accommodate a wide range of industrial and flex space needs, making it ideal for your business.

PROPERTY HIGHLIGHTS

- Each unit (3,978 SF) has an asking price of \$696,150 (\$175/sf)
- Maximum contiguous space is 7,956 SF
- Each unit has one 10'x16' grade level door
- 200 amp 3-phase electric service
- Public water & sewer
- 14' Clear Height
- Units are fully air conditioned

OFFERING SUMMARY

Sale Price:	\$696,150
Number of Units:	3
Available:	3,978-11,934SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	658	3,712
Total Population	572	1,568	12,948
Average HH Income	\$112,343	\$105,495	\$166,200

FRANK ENGLUND

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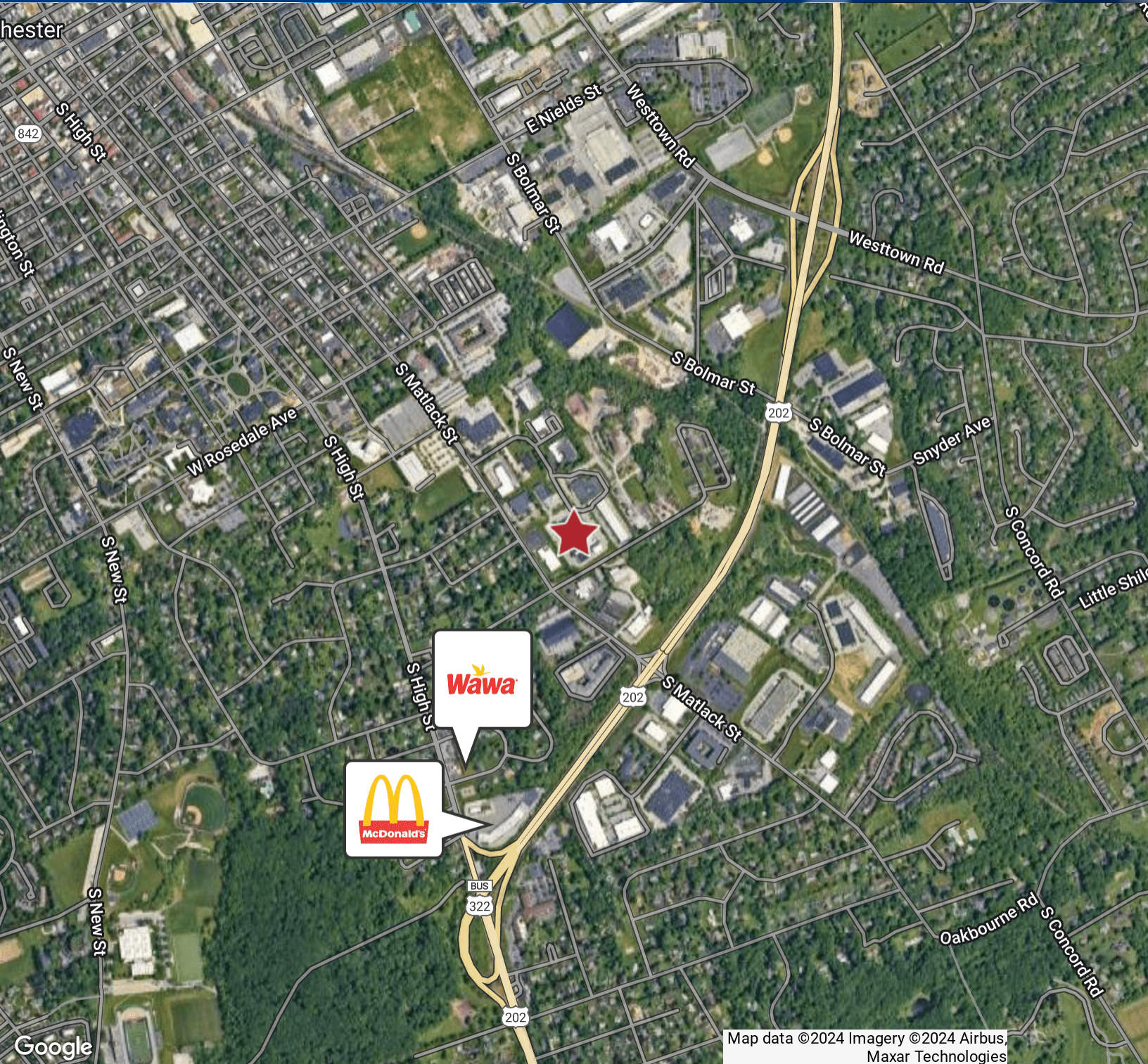
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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Location Map



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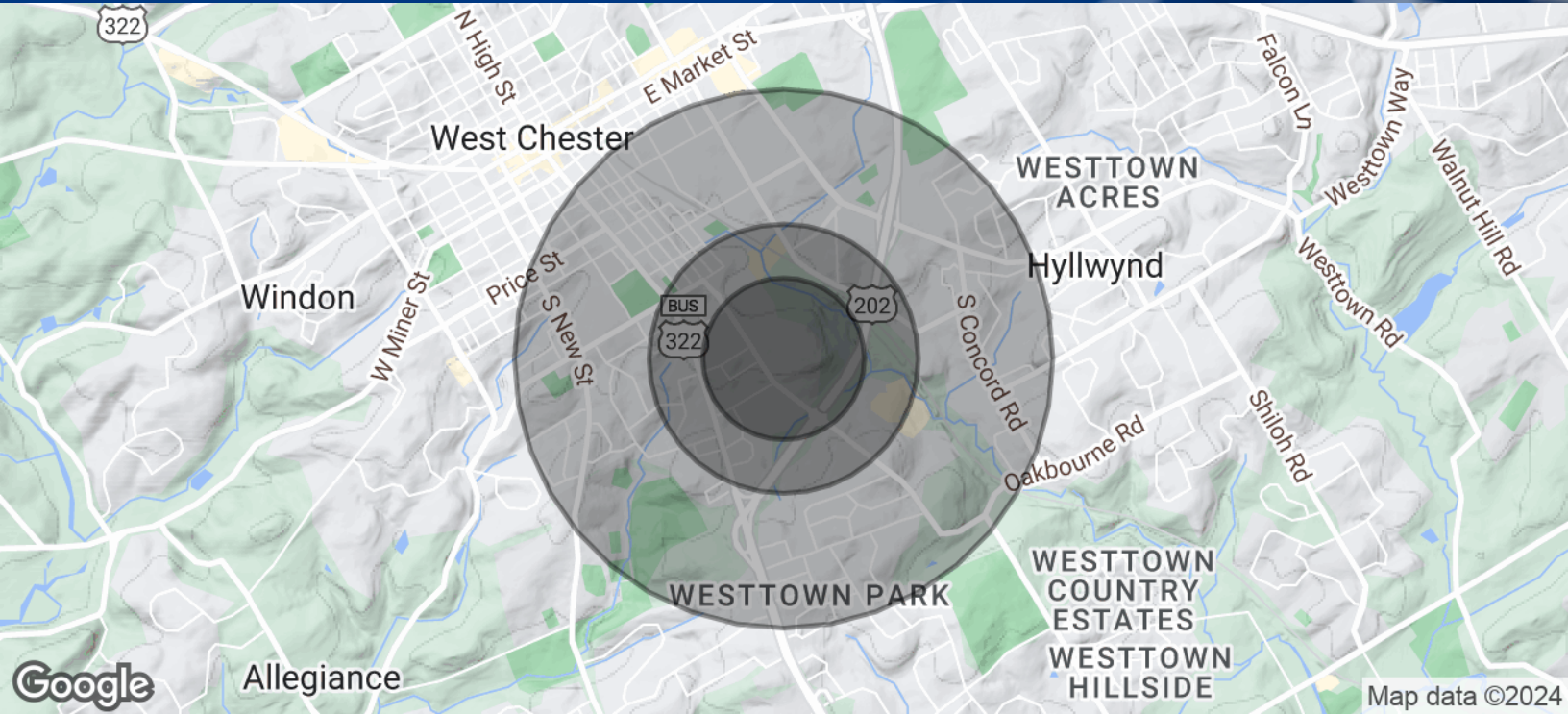
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COMMERCIAL REAL ESTATE

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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	572	1,568	12,948
Average Age	38	36	32
Average Age (Male)	37	36	31
Average Age (Female)	39	36	32
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	658	3,712
# of Persons per HH	2.4	2.4	3.5
Average HH Income	\$112,343	\$105,495	\$166,200
Average House Value	\$556,212	\$537,710	\$444,587

Demographics data derived from AlphaMap

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