

For  
Lease

# 401-A Industrial Drive

North Wales, PA



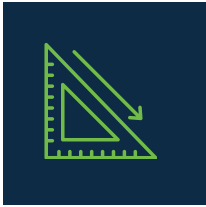
## STANDALONE FLEX BUILDING

8,000 SF UNIT AVAILABLE

- 16,000 SF BUILDING



# Property Specifications



8,000 SF

Parcel #: 56-00-04055-605

2 acres

65% office, 35% workspace



Loading

12 x 12 Drive-in door

8 x 8 Loading dock



Zoning

Zoned Limited Industrial in Upper Gwynedd Township



Parking

50 parking spaces onsite with additional storage in the back of the property



Building Features

Public water and sewer

Serviced by electric and natural gas

10' clear height in work/specialty flex area

Fully conditioned space





## Site

8,000 SF  
Situated on 2.0 Acres

The Flynn Company is pleased to represent InSpace on their seven-building small bay complex located in Upper Gwynedd Twp, PA. Strategically located between I-309 and I-476, the complex is within close proximity to Merck and other major employers, and within walking distance the North Wales SEPTA train station. Purpose-built to accommodate small users, each building is designed with drive-in and loading dock capabilities, shop and office restrooms along with office space.

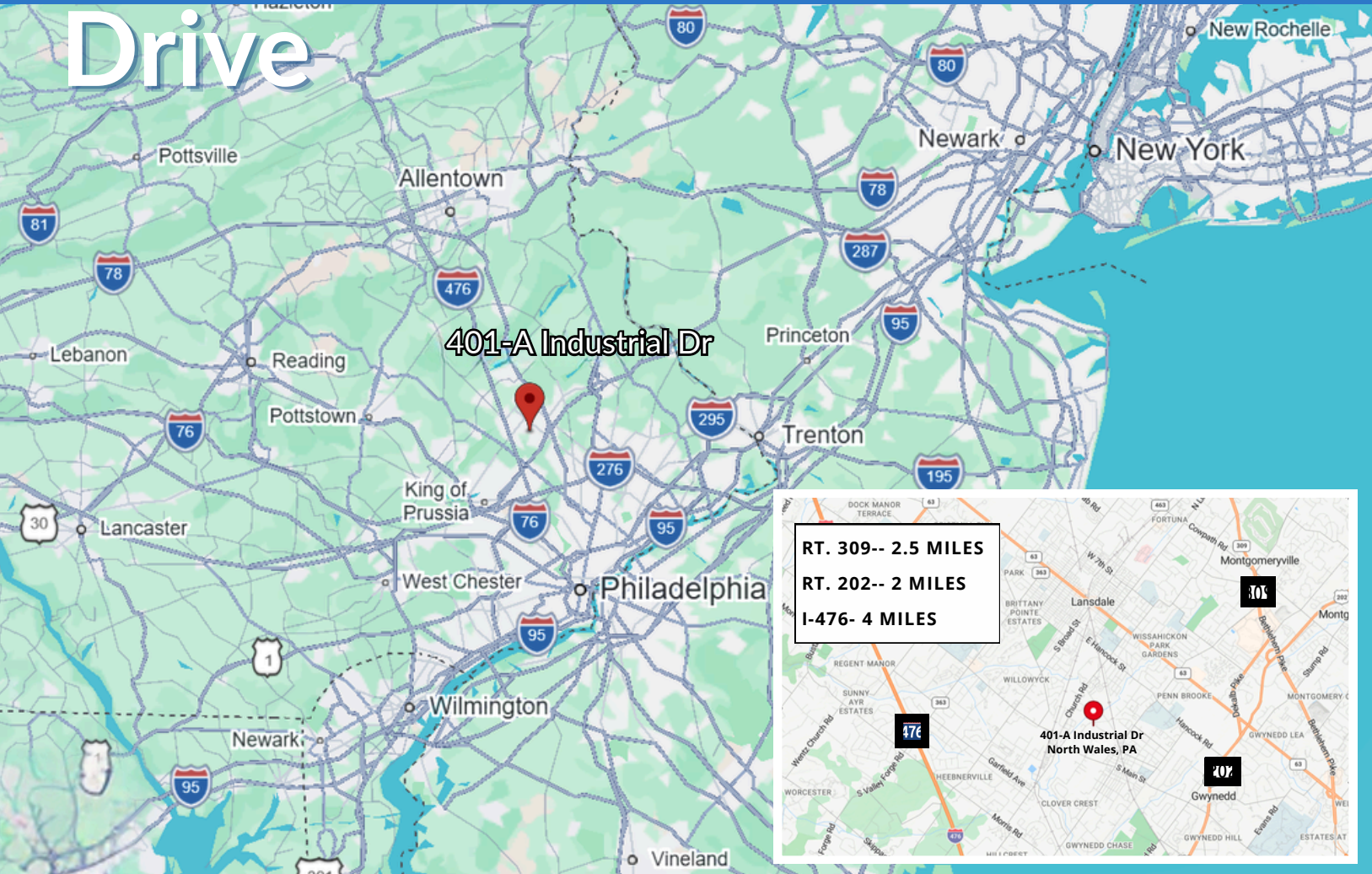


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## Drive



## Contact us to arrange a tour!

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