

Flex Building, Great Access To Rt 309 & I 78

4125 Independence Drive

Schnecksville, PA 18078



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	14
Available SF:	2,250 SF
Lot Size:	2.9 Acres
Building Size:	28,950 SF

PROPERTY DESCRIPTION

28,950 SF flex building just off Rt 309. Available 2,250 SF warehouse. Ideal for small warehouse, machine shop, light industrial, lab.

LOCATION DESCRIPTION

Located in the Independence Business Park just north of Levans Rd off PA Route 309 in Schnecksville. Make a right at signaled intersection Presidential Drive. Left on Independence Drive. Approximately 5 miles to PA Route 22, I-78 and I-476 PA Turnpike.

PROPERTY HIGHLIGHTS

- Exterior entrance (No common areas)
- Dock Door
- Separate Utilities
- Low Taxes and Op Ex

Tom Skeans, CCIM

484.245.1003

tom.skeans@svn.com

Flex Building, Great Access To Rt 309 & I 78

4125 Independence Drive
Schnecksville, PA 18078

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,250 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 9	Available	2,250 SF	NNN	Negotiable	Flex space just off Route 309. 2,250 SF flex space available immediately. Approximately 1,000 SF of office with the balance warehouse, 18' clear. One dock door and man door at the rear of the suite. Utilities are individually metered. Common area maintenance and taxes are estimated at \$4/SF.

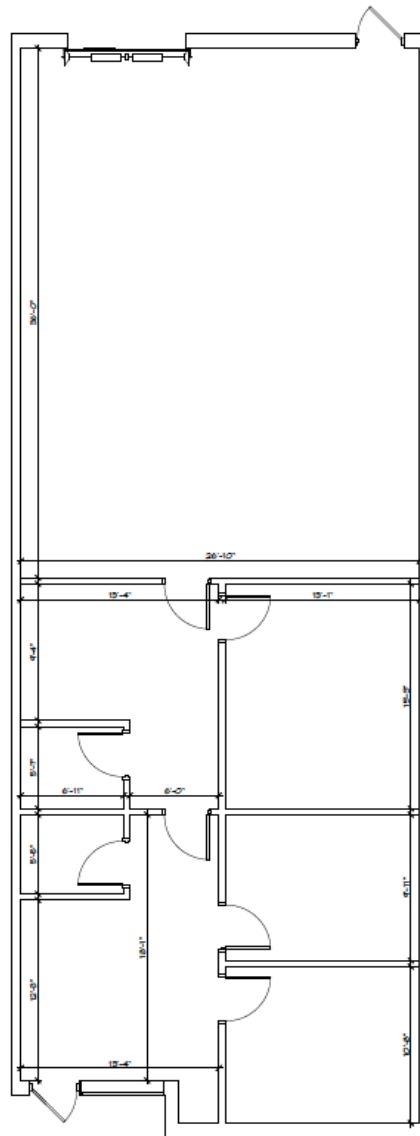
Tom Skeans, CCIM
484.245.1003
tom.skeans@svn.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Flex Building, Great Access To Rt 309 & I 78

4125 Independence Drive Suite 9

Schnecksville, PA 18078



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

Tom Skeans, CCIM

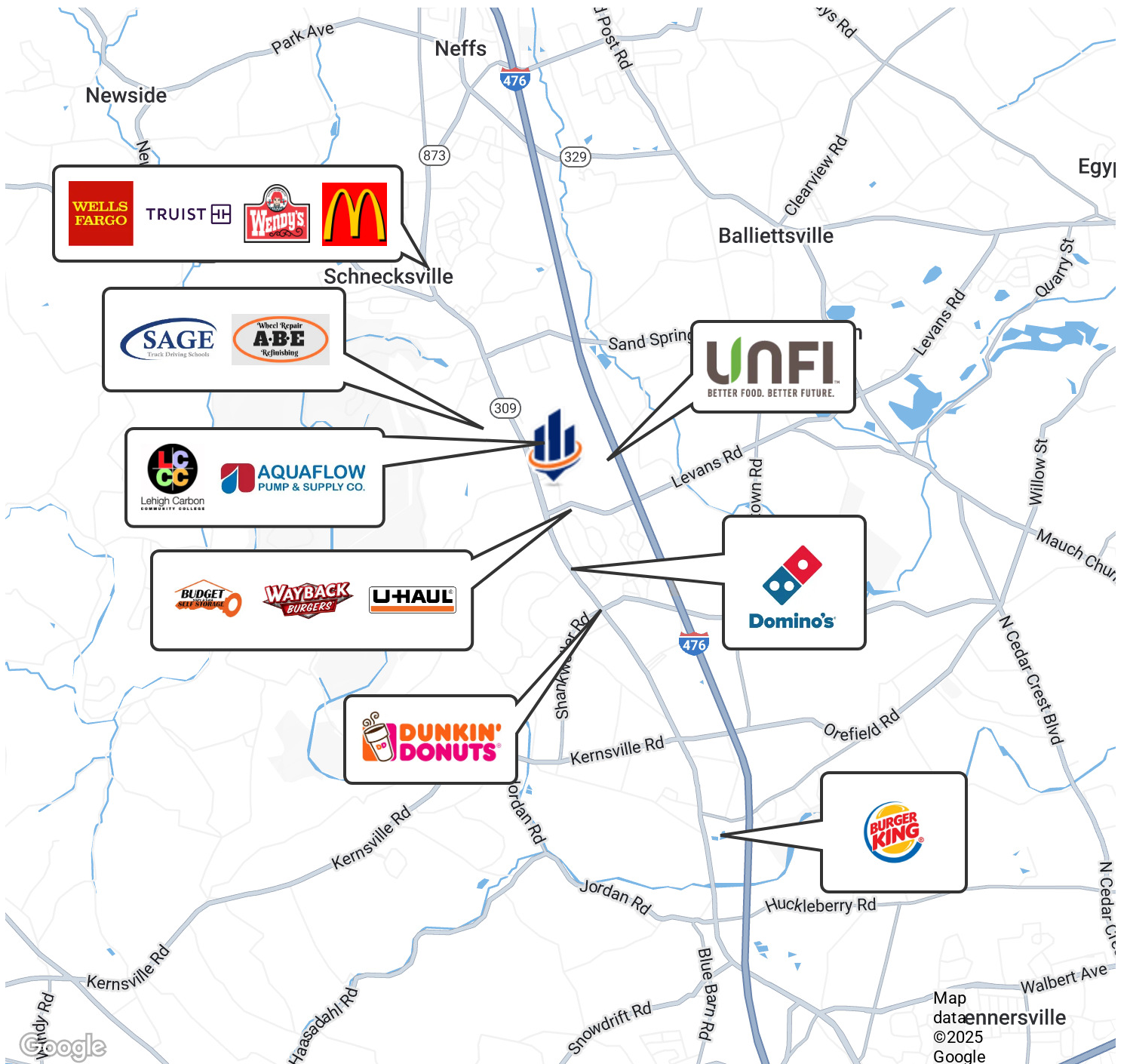
484.245.1003

tom.skeans@svn.com

Flex Building, Great Access To Rt 309 & I 78

4125 Independence Drive

Schnecksville, PA 18078



Tom Skeans, CCIM

484.245.1003

tom.skeans@svn.com