



## Unit H

1458 County Line Rd, Huntingdon Valley, PA 19006



**Ed Barber**

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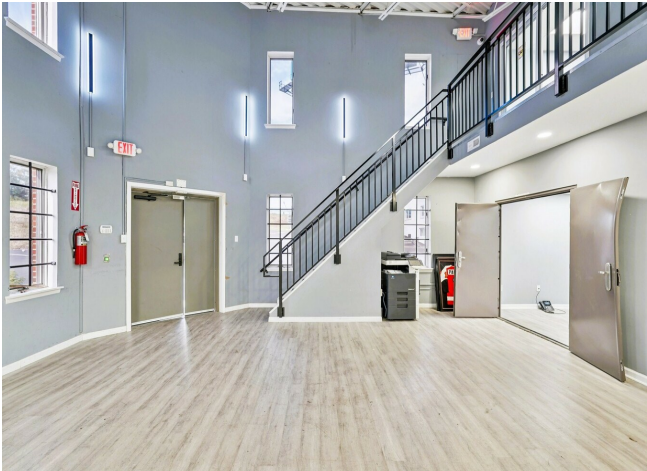


# Unit H

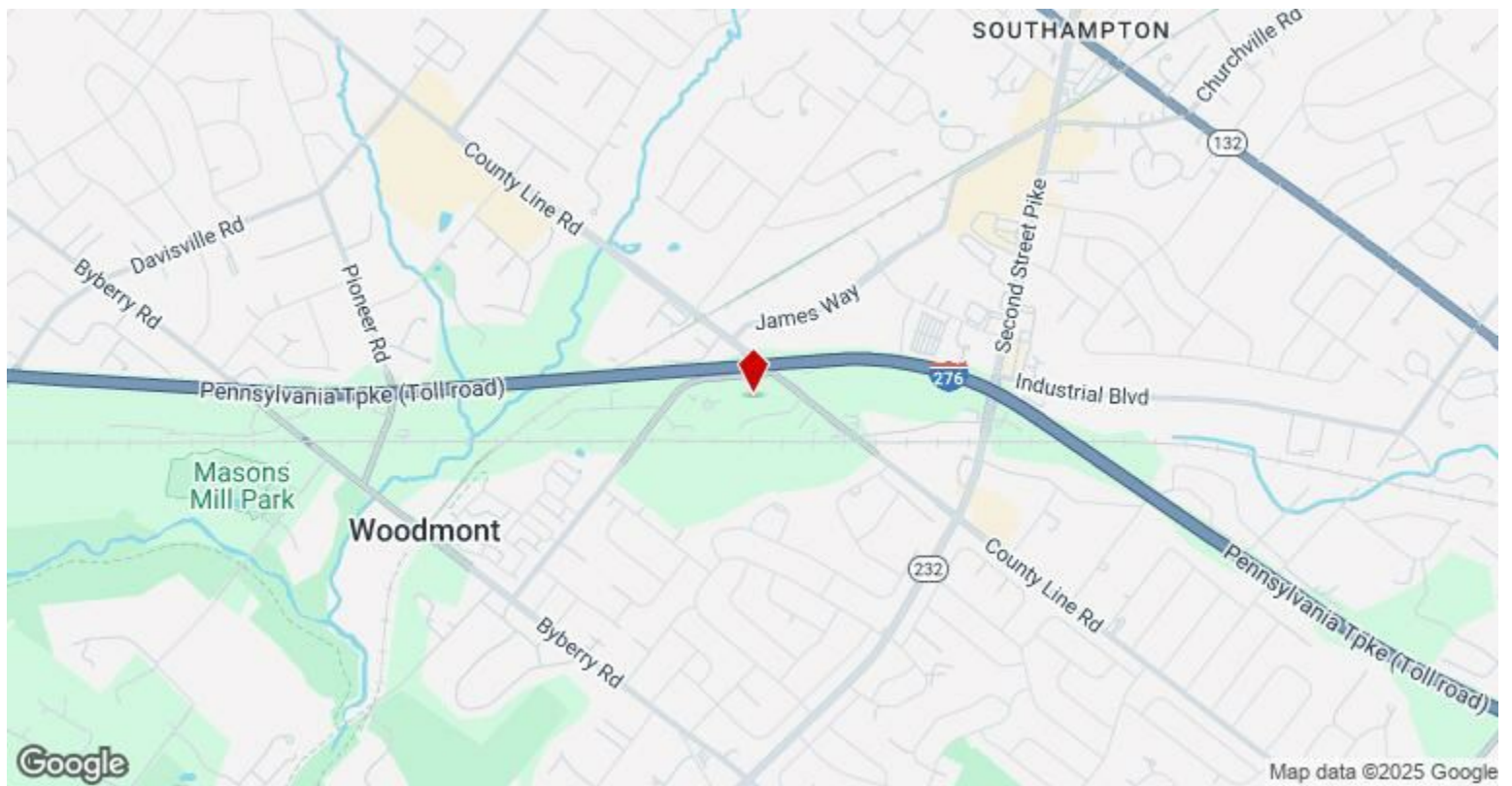
\$699,900

The interior has been updated over to meet today's standards. A spacious gallery-style reception area sets the tone for clients and visitors, complemented by a dedicated conference room and a comfortable break room with kitchenette. The layout includes two expansive lab or manufacturing areas—one on each level—providing versatility for production or technical or warehouse space, multiple spacious rooms and private offices. Low taxes and condo fees!

- Corner unit in a professionally managed industrial complex.
- Fully renovated interior with modern finishes and flexible layout.
- Includes executive office, conference room, and break area.
- Two large lab or manufacturing spaces on separate levels.
- Convenient access to major routes and regional business hubs.
- Ten dedicated parking spaces in a well-maintained lot.



Price:	\$699,900
Unit Size:	4,500 SF
No. Units:	1
Total Building Size:	27,141 SF
Property Type:	Flex
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	2
Typical Floor Size:	2,500 SF
Year Built:	1976
Lot Size:	2.53 AC
Parking Ratio:	8.89/1,000 SF

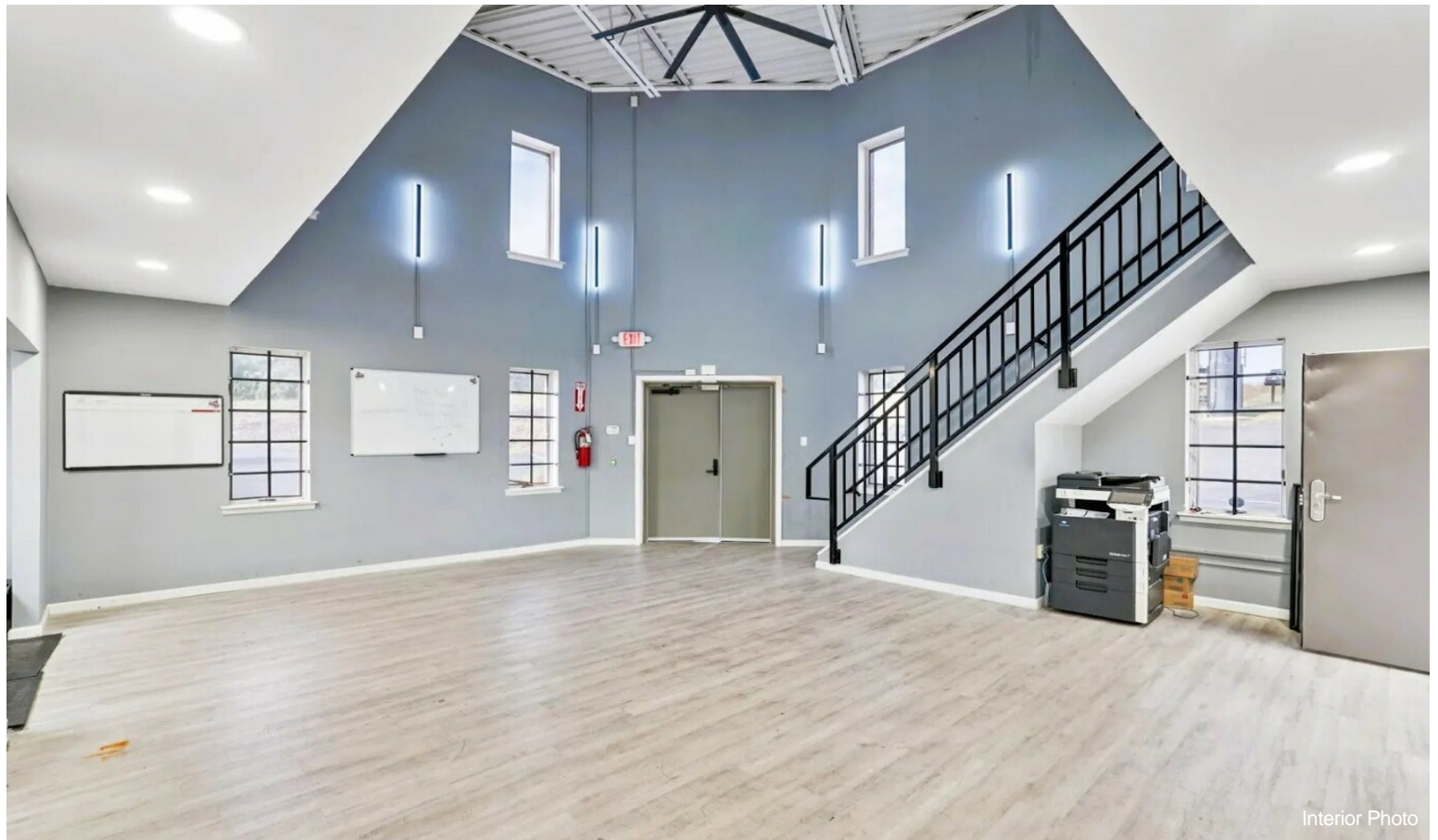


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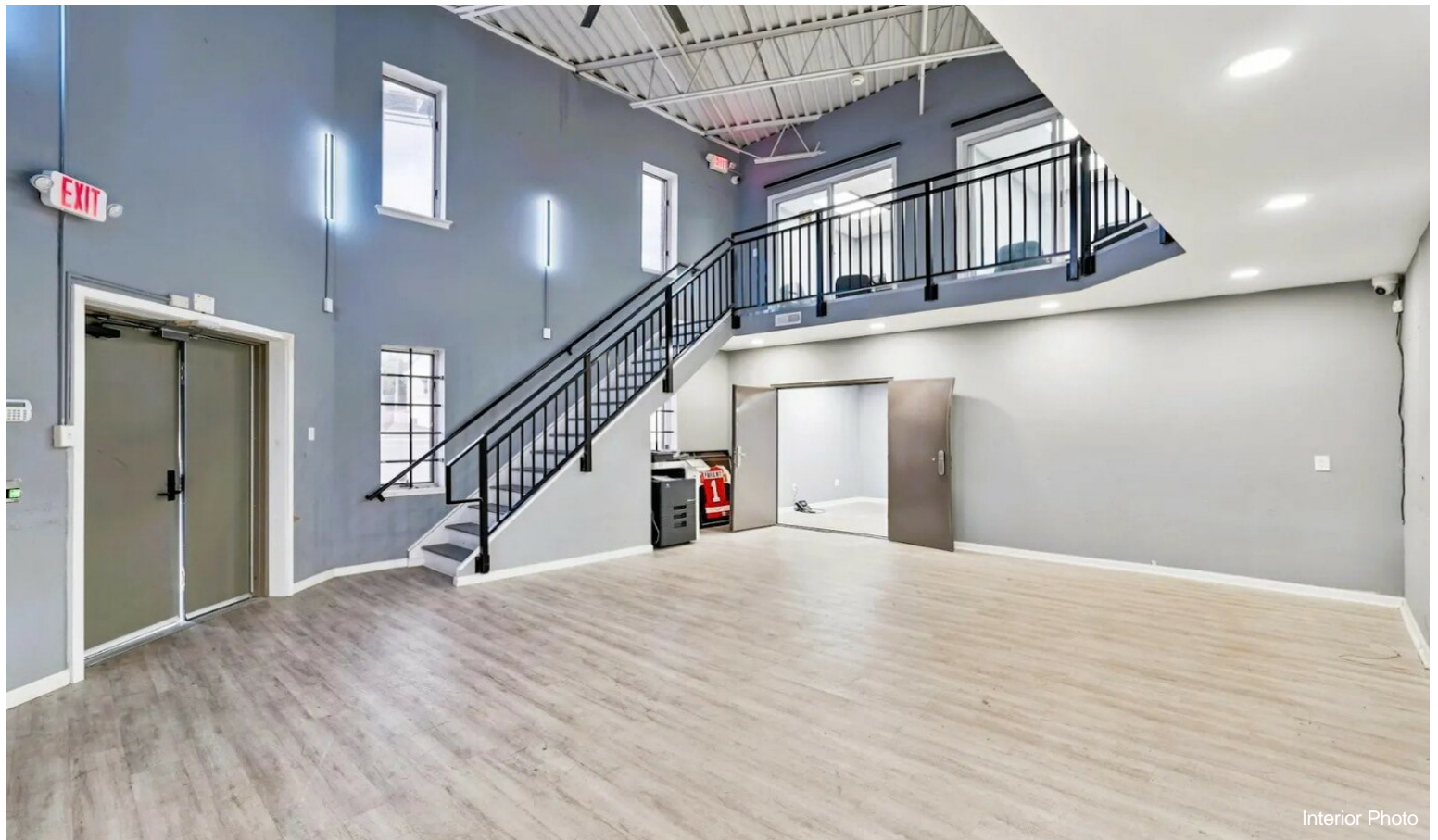
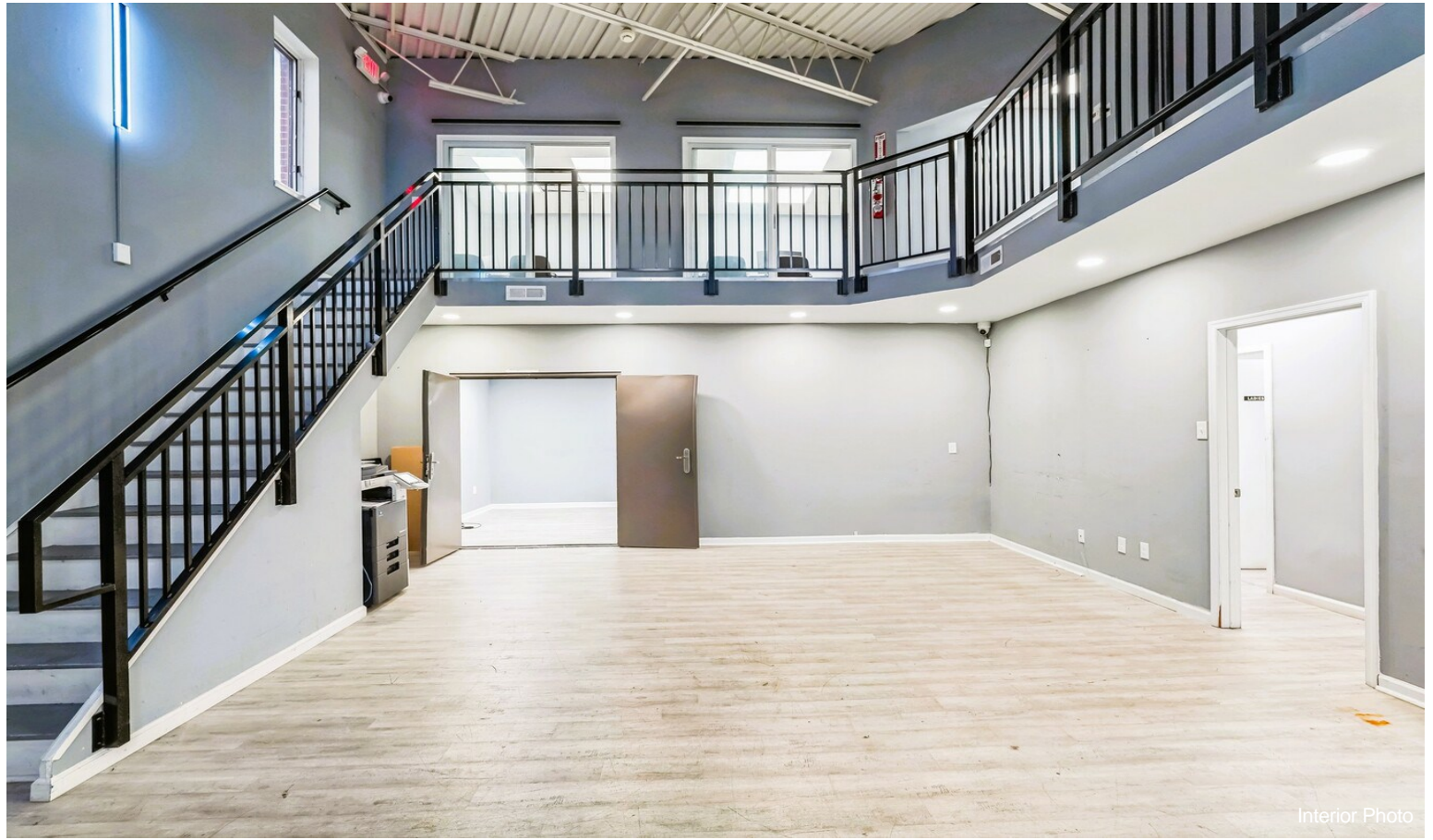
## Property Photos



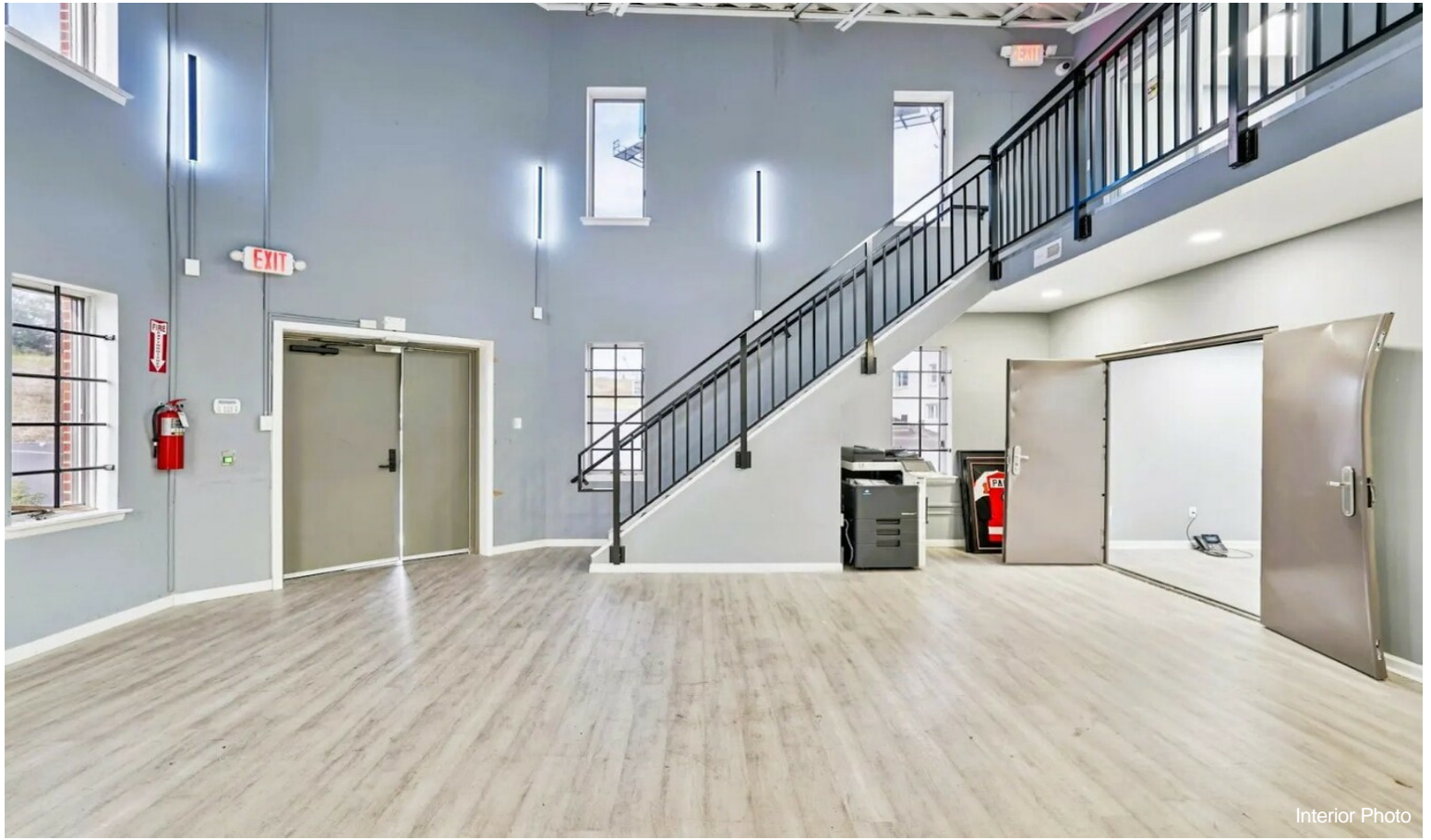
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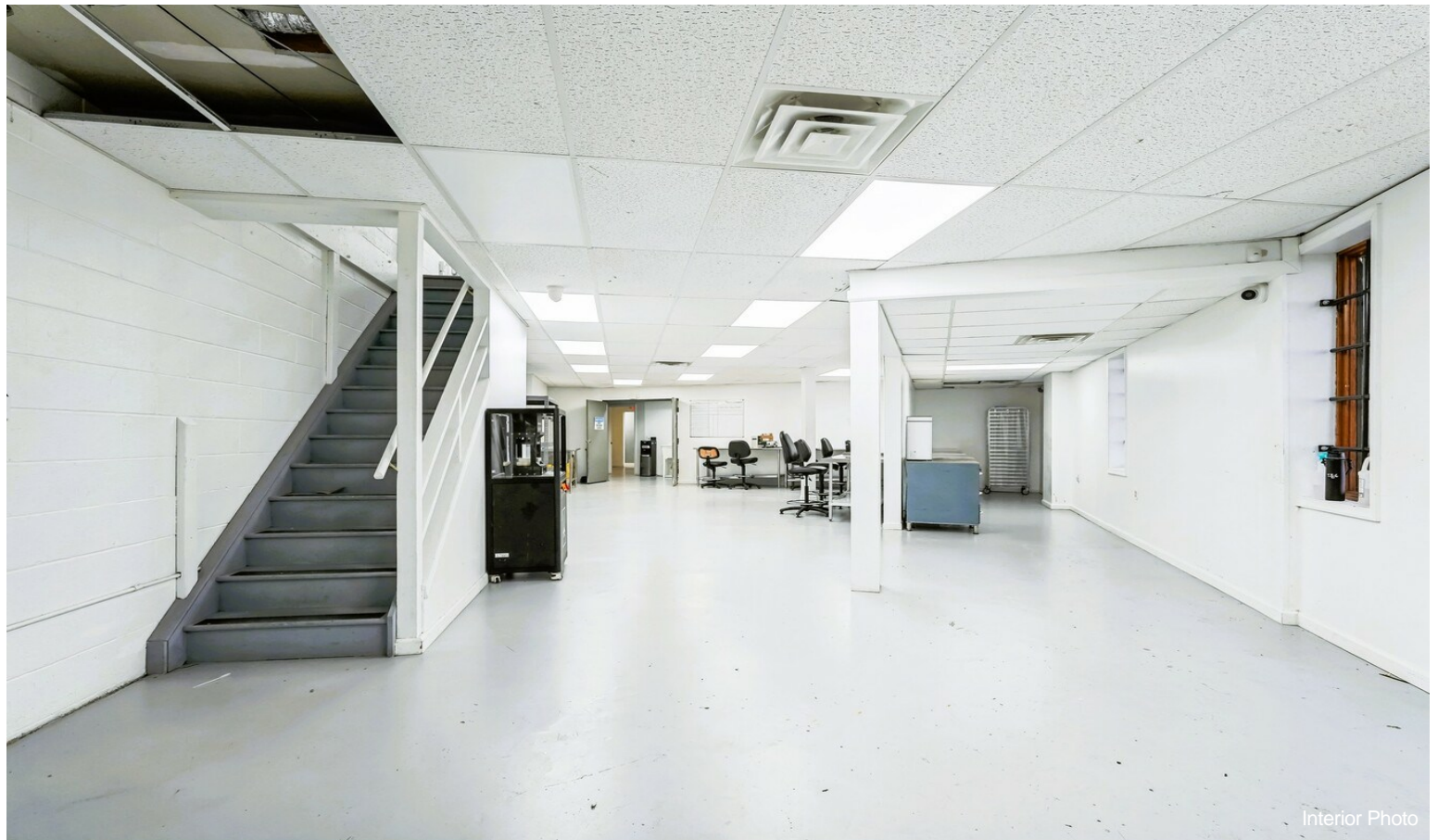
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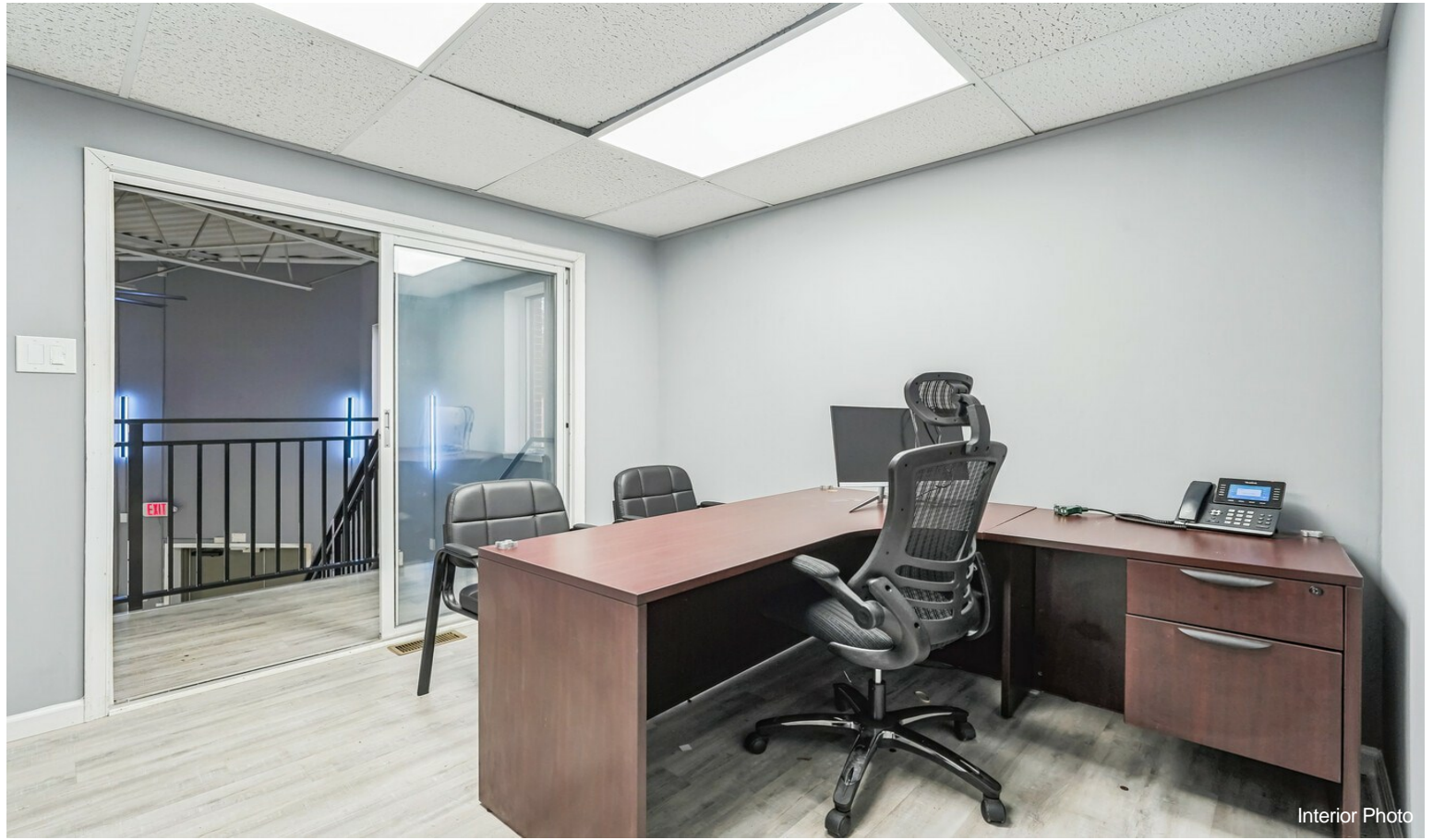
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Interior Photo



Interior Photo

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Interior Photo