



EQUITY CRE

**OFFERING MEMORANDUM**  
**37,000 SF INDUSTRIAL PROPERTY**

300 Enterprise Lane, Colmar, Hatfield Twp, PA

**Presented By:**  
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# PROPERTY OVERVIEW & FINANCIAL SUMMARY

## Property Information

ADDRESS	300 Enterprise Lane, Colmar, Hatfield Twp, PA
BUILDING SIZE	37,560 SF
LOT SIZE	4.1 AC
CEILING HEIGHT	15'4"-16' under beam 17'4"-18' to ceiling under roof
OFFICE	12,000 SF including 3,000 SF clean room
DRIVE-IN DOORS	One (1) 10'x10' drive in door One(1) 12'x14' drive-in door
LOADING DOCKS	Eight (8) 8'x9' tailgate loading docks Six (6) with levelers
ROOF	Installed in 2014 with 30 year warranty
FLOOR	5" reinforced concrete, 4,000 lbs P.S.I
COLUMN SPACING	33'x36' & 32'x37'
POWER	800-amp, 208/120 volt, 3 phase 4 wire
2025 TAXES	\$31,711
UTILITIES	Public water, sewer, gas & electric
ZONING	C-Commercial
MUNICIPALITY	Hatfield Township, Montgomery County, PA
HVAC	Office areas are heated and air conditioned by 5-ton, 7.5-ton, two (2) 4-ton & one (1) 2-ton RTU's. Suspended gas-fire in warehouse
PARKING SPACES	±80 spaces

## Investment Highlights



**Purchase Price:** \$4,250,000

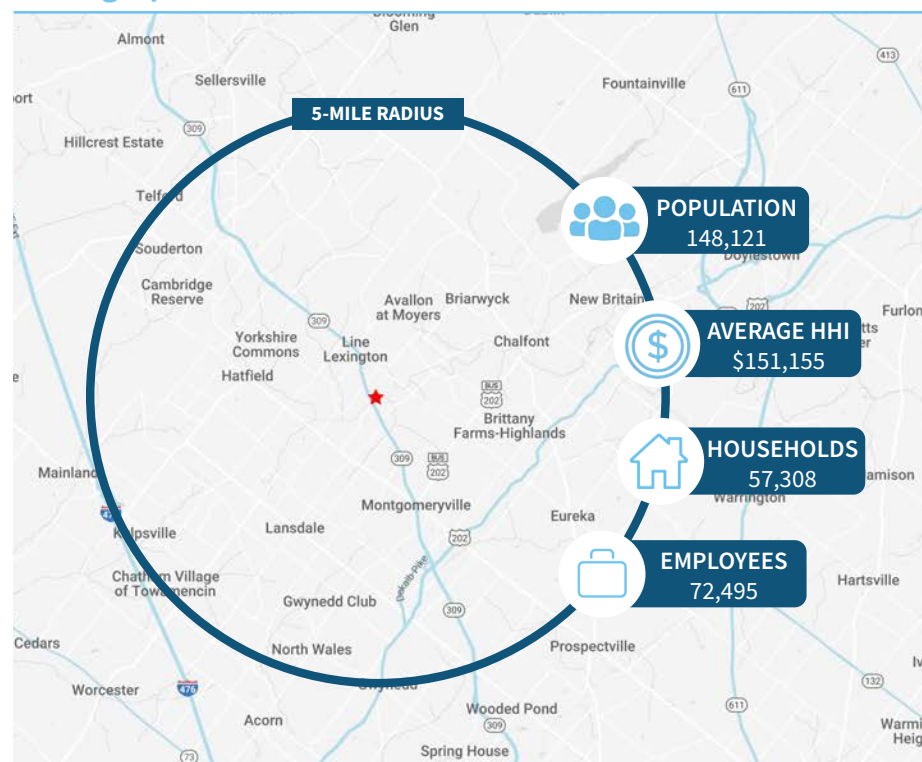


**Industrial Opportunity:** 37,000 SF industrial property for sale, 15,000 SF building expansion capability



**Proximity to Major Highways:** Located within close proximity of Route 309, Route 202, PA Turnpike, NE Extension & I-76

## Demographics-5 mile radius



















# DEMOGRAPHICS

## Summary Profile

### 2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using weighted block centroid from block groups

300 Enterprise Lane, Colmar, PA 18915		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2025 Estimated Population	5,337	65,914	148,121
	2030 Projected Population	5,347	66,273	149,201
	2020 Census Population	5,284	64,295	146,453
	2010 Census Population	4,871	59,886	135,980
	Projected Annual Growth 2025 to 2030	-	0.1%	0.1%
	Historical Annual Growth 2010 to 2025	0.6%	0.7%	0.6%
	2025 Median Age	40.6	40.7	42.7
Households	2025 Estimated Households	1,906	24,948	57,308
	2030 Projected Households	1,935	25,492	58,632
	2020 Census Households	1,889	24,123	55,731
	2010 Census Households	1,748	22,763	52,164
	Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.5%
	Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.7%
Race & Ethnicity	2025 Estimated White	67.3%	71.8%	74.1%
	2025 Estimated Black or African American	6.0%	6.2%	5.7%
	2025 Estimated Asian or Pacific Islander	21.2%	15.7%	14.3%
	2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
	2025 Estimated Other Races	5.3%	6.1%	5.7%
	2025 Estimated Hispanic	4.8%	5.9%	5.5%
Income	2025 Estimated Average Household Income	\$172,443	\$146,022	\$151,155
	2025 Estimated Median Household Income	\$140,944	\$115,607	\$119,089
	2025 Estimated Per Capita Income	\$61,638	\$55,421	\$58,671
Education ( Age 25+)	2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	3.4%	2.6%
	2025 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.0%	3.4%
	2025 Estimated High School Graduate	17.6%	21.8%	22.6%
	2025 Estimated Some College	13.1%	13.3%	13.7%
	2025 Estimated Associates Degree Only	9.0%	8.7%	8.3%
	2025 Estimated Bachelors Degree Only	32.3%	31.0%	29.8%
	2025 Estimated Graduate Degree	21.0%	18.0%	19.6%
Business	2025 Estimated Total Businesses	449	2,746	5,838
	2025 Estimated Total Employees	7,209	35,198	72,495
	2025 Estimated Employee Population per Business	16.0	12.8	12.4
	2025 Estimated Residential Population per Business	11.9	24.0	25.4



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## 300 Enterprise Lane, Colmar, PA 18915

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