



INDUSTRIAL PROPERTY FOR LEASE

35,500 SF on 1.32 AC

201 Kriebel Avenue
Lansdale, PA 19446



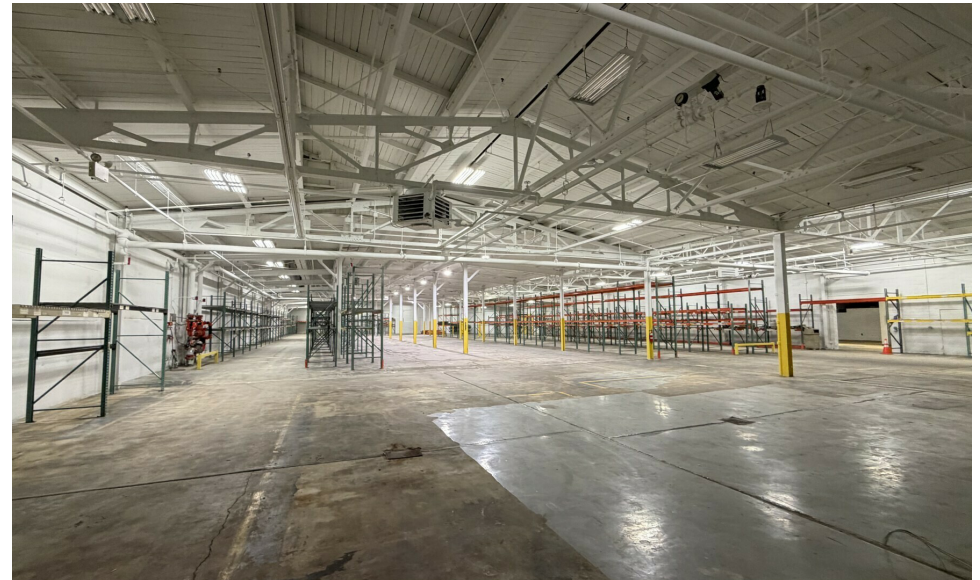
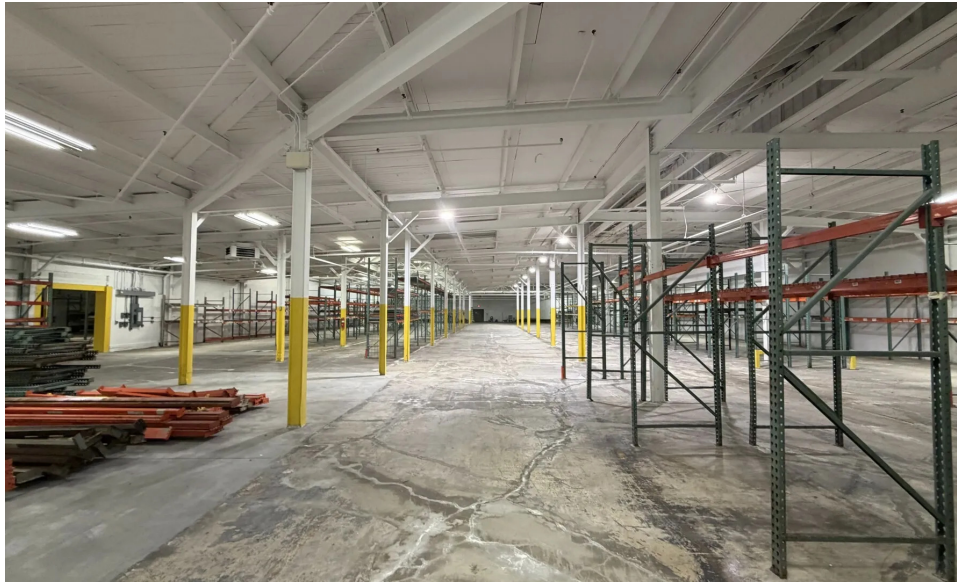
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Type:** Industrial
- **Building Size:** 35,500
- **Office Space:** 3,000 SF
- **Zoning:** I - Industrial (Lansdale Borough)
- **Lot Size (AC):** 1.32
- **Renovations:** Newly Renovated (Paint and LED Lighting)
- **Additions:** Existing Racking and Office Furniture Available
- **Clear:** 14'–15' Clear Height
- **Power:** 600 Amps, 3-Phase, 480V Power
- **Docks:** 4 Loading Docks, 1 Tailgate-Height Dock
- **Fire Protection:** Wet Fire Suppression System
- **Gas:** Natural Gas
- **Water and Sewer:** Public
- **Location Description:** This property is strategically located between Route 309 and I-476.



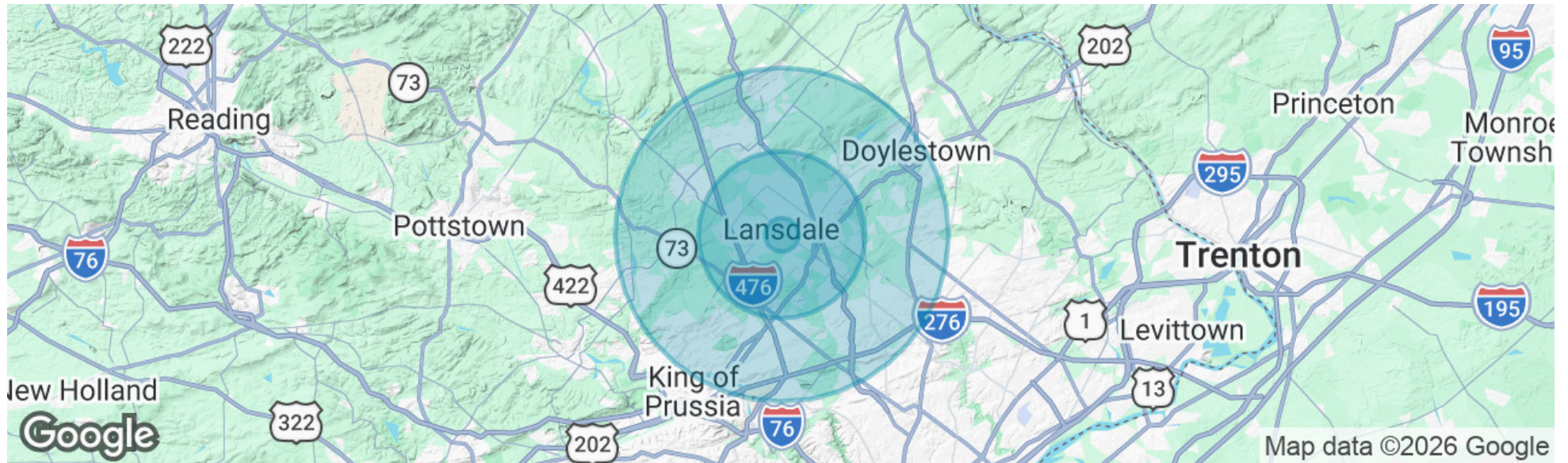
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,449	148,090	522,668
Average Age	41.5	44.6	43.2
Average Age (Male)	40.2	42.8	41.7
Average Age (Female)	41.9	45.9	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,515	57,471	199,076
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$112,197	\$151,615	\$147,942
Average House Value	\$341,930	\$485,856	\$466,286

2023 American Community Survey (ACS)



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