

101 INDEPENDENCE LANE

CHALFONT, PA



88,250 SF APPROVED INDUSTRIAL BUILDING AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- PARCEL ID – 26-001-100-011
- ACREAGE – 7.071
- 60 FT SPEED BAYS
- COLUMNS – 52 ½ X 50'
- BUILDING SIZE – 270' X 350'
- NATURAL GAS
- 14 LOADING DOCKS
- ONE DRIVE-IN DOOR

- 7" UNREINFORCED CONCRETE SLAB
- POWER – 480V/277 (UPWARDS 1400 AMPS)
- ESFR SPRINKLERS
- 40' MAXIMUM CLEAR HEIGHT (35' MAX STORAGE HEIGHT)
- PARKING: 53 SPACES

SITE PLAN



CORPORATE NEIGHBORS



LOCATION & NEARBY AMENITIES



DISTANCE FROM 92 County Line Rd

PA Route 309	0.9 Miles
PA Route 202	2.3 Miles
PA Tpk NE Extension (I-476) Lansdale Interchange	8 Miles
PA Tpk (I-276) Fort Washington	13.1 Miles
NJ I-295 Burlington	40 Miles
NJ Turnpike (I-95)	42 Miles



Center City, Philadelphia
30 miles / 45 min



Lehigh Valley Int'l Airport
31.5 miles / 57 min

Philadelphia Int'l Airport
34.8 miles / 60 min

FOR MORE INFORMATION PLEASE CONTACT:

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FLOOR PLAN

