

**2801 Sterling Drive**  
**Hatfield PA 19440**

<b>1. BUILDING SQ. FT.</b>	11,595 SF Flex Industrial Building located in the well-established Line Lexington Industrial park.
	<ul style="list-style-type: none"><li>• 2,800 SF Office space : private offices (5), conference room, kitchen break room</li><li>• 8,795 SF Warehouse space fully air-conditioned manufacturing , production and assembly space</li></ul>
<b>2. WAREHOUSE HIGHT</b>	17' 6" ceiling height
<b>3. HVAC</b>	Office fully conditioned, Warehouse fully conditioned
<b>4. COLUMN BAY SPACING</b>	38' x 30'
<b>5. EXTERIOR WALL CONSTRUCTION</b>	Steel and Block
<b>6. UTILITIES</b>	Gas and Electric supply ( PECO )
<b>7. LIGHTING</b>	LED lighting
<b>8. FLOOR</b>	6" Reinforced Concrete slab
<b>9. POWER</b>	3 Phase electric, 120/208 Volt, 800 Amps
<b>10. LOADING DOCKS</b>	One (1) Loading Dock 8' x 8'
<b>11. DRIVE IN BAYS</b>	One (1) Drive in Bay 12'x 14'

<b>12. PARKING</b>	35 Parking spaces
<b>13. ZONING</b>	LI- Light Industrial District: Hatfield Township Permitted uses: Manufacturing, production, warehousing, o Office and research laboratories.
<b>14. REST ROOMS</b>	Two Sets: Individual Ladies and Mens restrooms
<b>15. ACCESS</b>	Direct access to Rt 309 and 202. Lansdale Interchange 5.5 miles.
<b>16. NNN's</b>	Estimated at \$2.65 per SF: Taxes, Insurance, CAM (snow and lawn care) smoke detection, sewer and water.