

2801 Sterling Drive
Hatfield PA 19440

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

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