

# 201 W LINCOLN HIGHWAY PENNDL, PA



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## NEW EXCLUSIVE

±4.63 AC  
LAND ACRES

1  
STORY

±50,825 SF  
BUILDING SF

0%  
OCCUPANCY

3  
LOADING DOCKS

Colliers

RI MARKETPLACE AUCTION 7/28/2025 - 7/30/2025

## VACANT INDUSTRIAL/ REDEVELOPMENT OPPORTUNITY



Strategically positioned along Lincoln Highway (Route 1) with immediate access to I-295, I-95, and the Pennsylvania Turnpike.



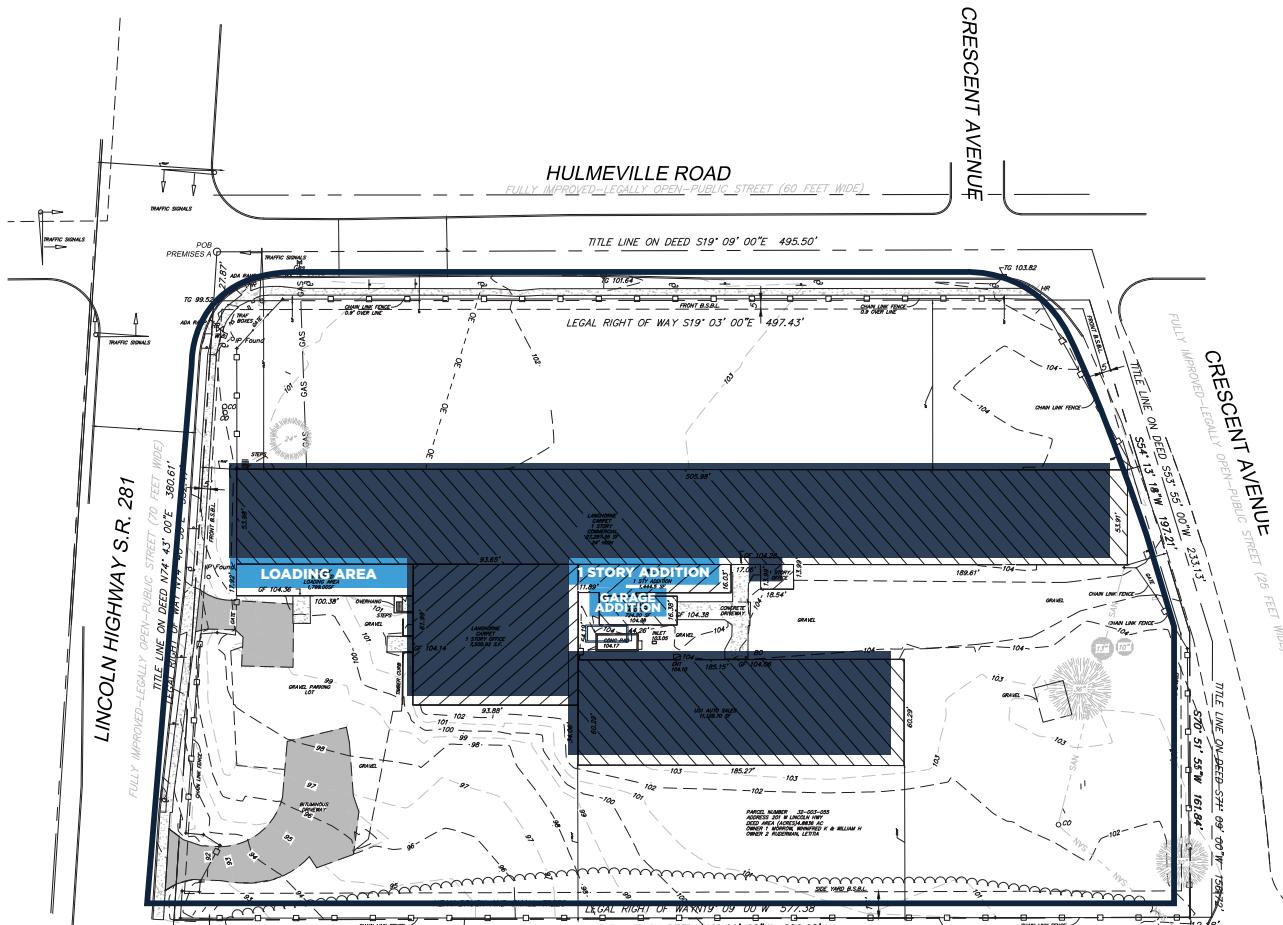
±4.63-acre site with a vacant ±50,825 SF industrial building, offering a prime redevelopment opportunity.



Rents have surged by 53.9% over the past five years with an average HHI of nearly \$135,000.



Located within Penndel's Transit-Oriented Development (TOD) Overlay District, allowing for rezoning flexibility and higher-density multifamily or mixed-use redevelopment near SEPTA's Langhorne Station.

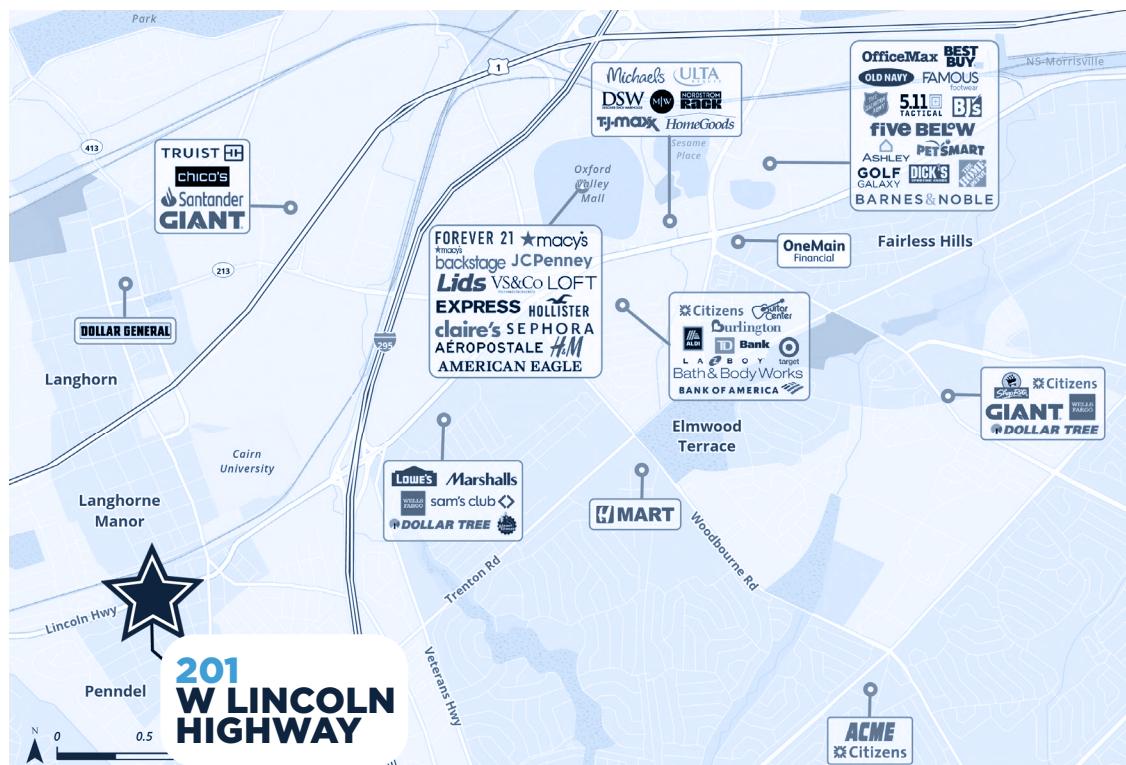


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