

# 355 MAPLE AVENUE

ANNEX BUILDING

HARLEYSVILLE, PA

MULTI-USE  
AVAILABLE  
IMMEDIATELY



REPRESENTED BY  
THE FLYNN  
COMPANY

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## 2,425 SF STANDALONE FLEX BUILDING AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

- Standalone flex building on 48-acre campus
- Immediately available
- Private entrance and restrooms
- Abundant parking
- Fully climate controlled
- Fully sprinklered
- Just 3 miles from the Lansdale Interchange (Northeast Extension)

### POTENTIAL USES

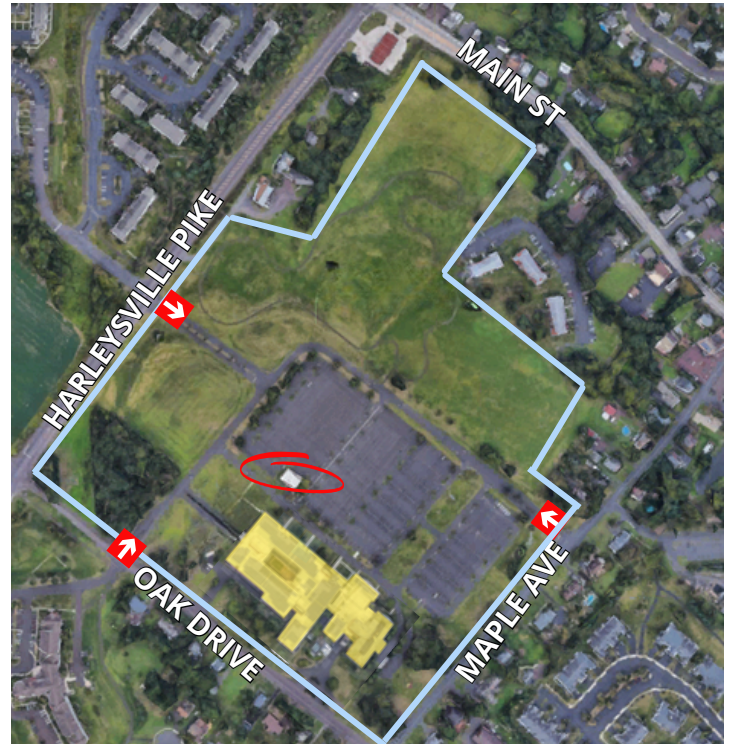
Landlord is open to a variety of possibilities in addition to warehouse/industrial, including potential for retail, eatery, and fitness uses



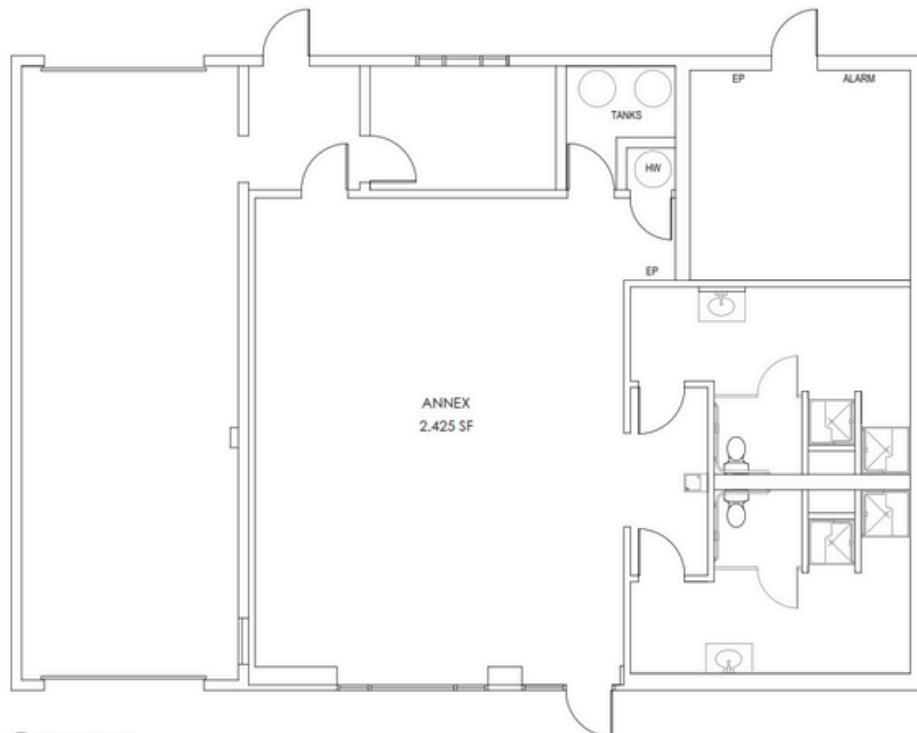
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## SITE PLAN

- Located adjacent to the 200K SF building, the standalone annex building takes advantage of the many benefits of a large campus, including three entrances from area roads as well as an overabundance of parking.
- A soon-to-be-announced lease deal at the main building will bring desirable foot traffic to the campus.



## FLOOR PLAN



EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



## CAMPUS OVERVIEW

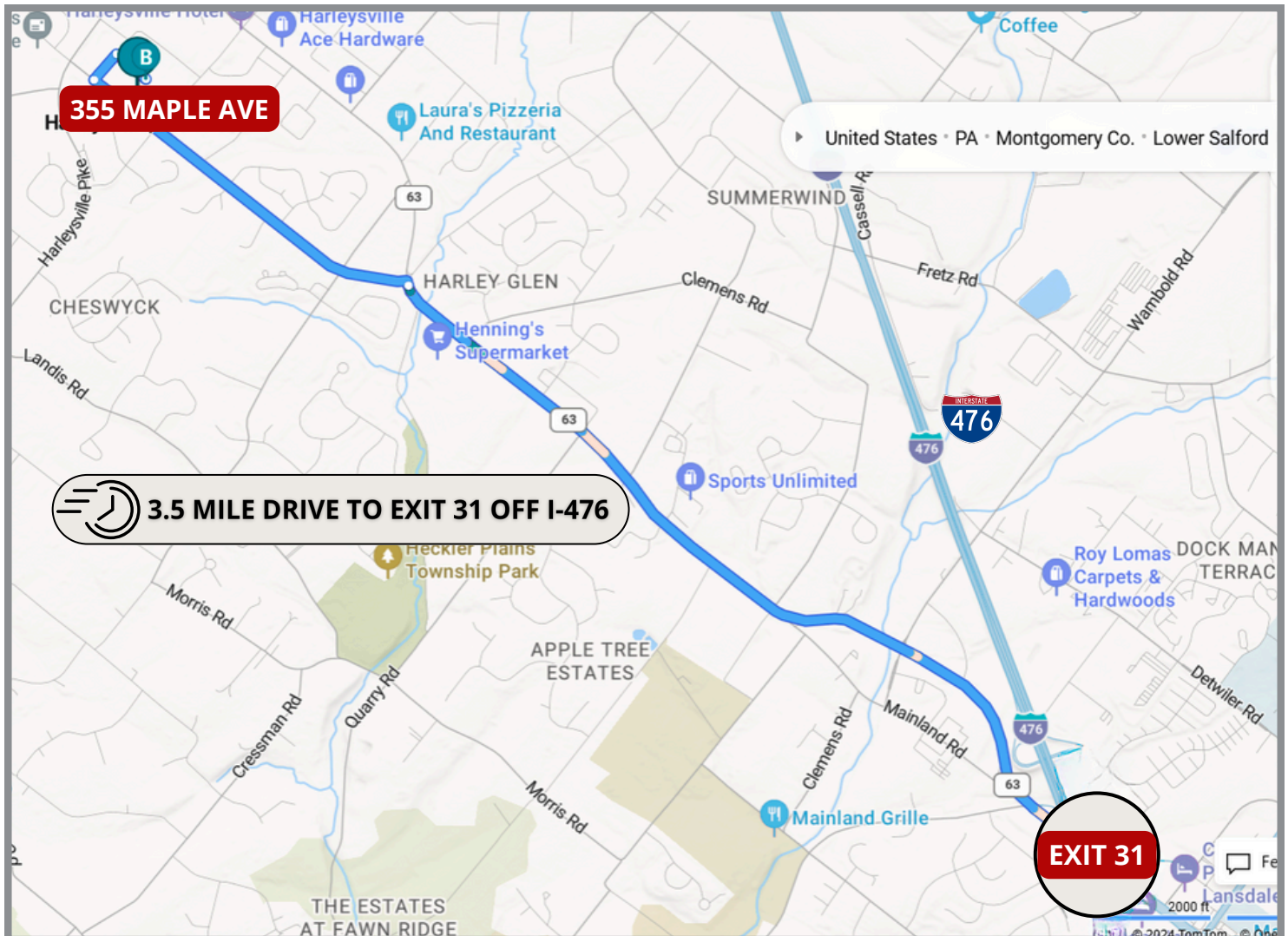
A 48-acre campus offers the opportunity to enjoy a fresh air outdoor environment. Additionally, a planned pedestrian walking trail throughout the immediate area allows for connection to the newest redevelopment project in the area known as The Vault Town Center at Harleysville. The recently opened retail center includes a sidewalk patio on Main Street and a rear patio for visitors to enjoy. Neshaminy Creek Brewing, Burn Boot Camp, Elevated Eats, The Meat Wagon, Saha Yoga, Birdie Bays Virtual Golf, and other health/wellness businesses are all within an easy walk of the campus at 355 Maple Ave.





## LOCATION OVERVIEW: 476 ACCESS

Located between the Philadelphia and Lehigh Valley markets, Montgomery County, and specifically the area around the Lansdale Interchange, has seen substantial growth over the past 10 years. The cause of this growth can be attributed to multiple factors, most notably the expansion of the Pennsylvania Turnpike Corridor known as I-476. Since 2012, PENNDOT has infused ~\$800 MM of capital into expanding the I-476 corridor from the Plymouth Meeting Interchange of I-276 going North. From widening the roadways to adding offramps like the Lansdale Interchange, the expansion of this corridor has transformed the accessibility to this region that was historically subpar. Coupled with the economical savings through lower leasing rates comparative to the Philadelphia and Lehigh Valley markets, major players in logistics, pharmaceuticals and manufacturing type operations now view this submarket as a desirable destination for their operations. Industrial, residential and retail development have all seen significant growth as a result of this extremely positive infrastructure in roadway access.



## AREA DEMOGRAPHICS: HARLEYSVILLE, PA



### POPULATION

1 Mile: 7,575  
3 Miles: 22,357  
5 Miles: 90,655



### HOUSEHOLDS

1 Mile: 2,960  
3 Miles: 8,154  
5 Miles: 32,631



### AVG HOUSEHOLD INCOME

1 Mile: \$140,678  
3 Miles: \$165,008  
5 Miles: \$135,319



### TRAFFIC VOLUME

11,076 Cars Annually  
Cross Roads:  
Harleysville Pike & Groffs Mill Rd  
(.22 Miles from property)

## NEARBY CORPORATE NEIGHBORS



## FOR MORE INFORMATION

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