

FOR SALE

Warehouse/Light Manufacturing Building



*120 Liberty Lane
Chalfont, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT

Freestanding Industrial Building With Room For Expansion



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com



PROPERTY HIGHLIGHTS

- Plenty of Room For Potential Expansion
- Property Frontage to Liberty Lane & County Line Road
- Regional Access to Interstate Highways I-95, I-295, I-495
- Close Proximity to Route 309 and 202 Parkway

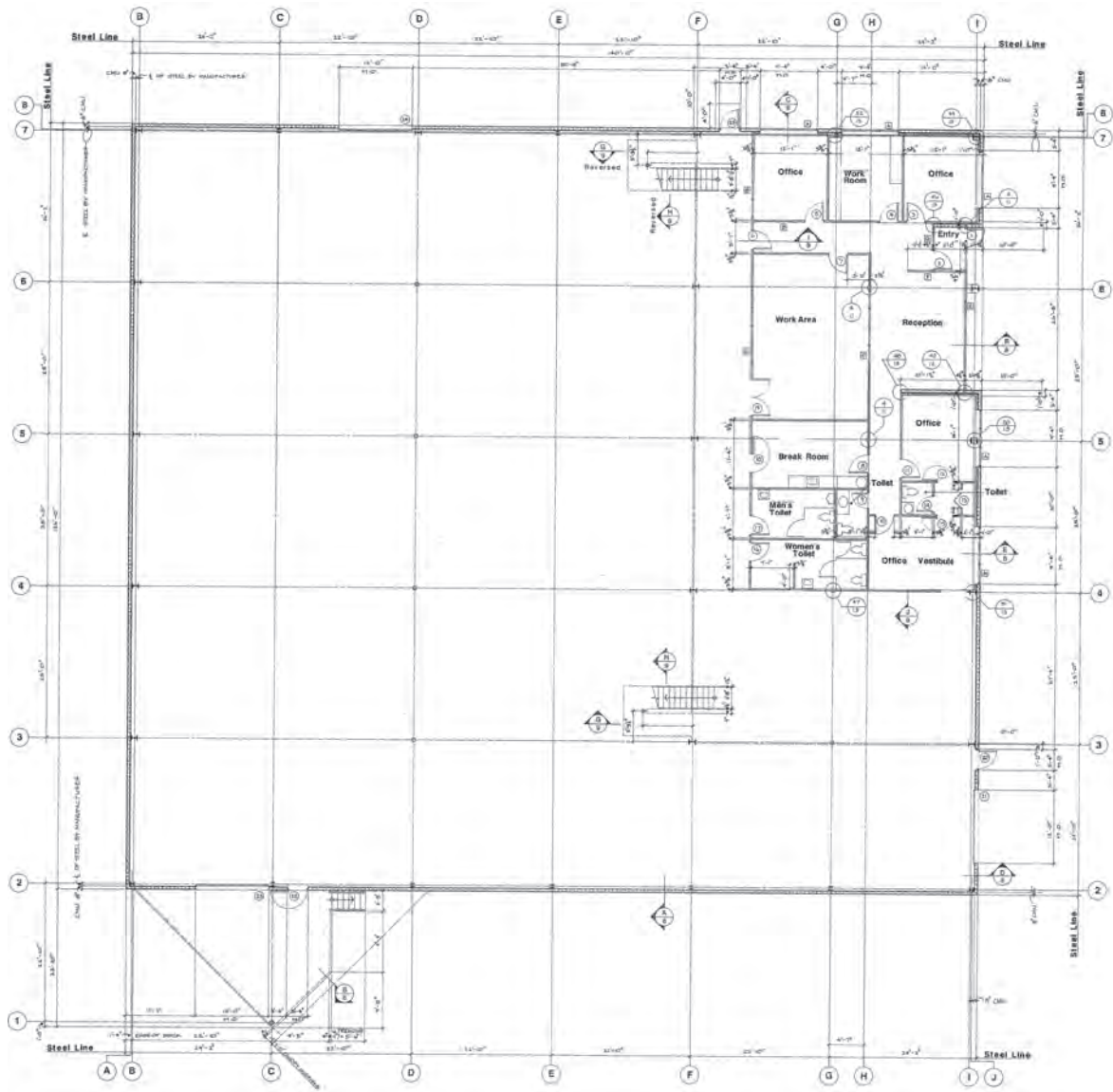


PROPERTY SPECIFICATIONS

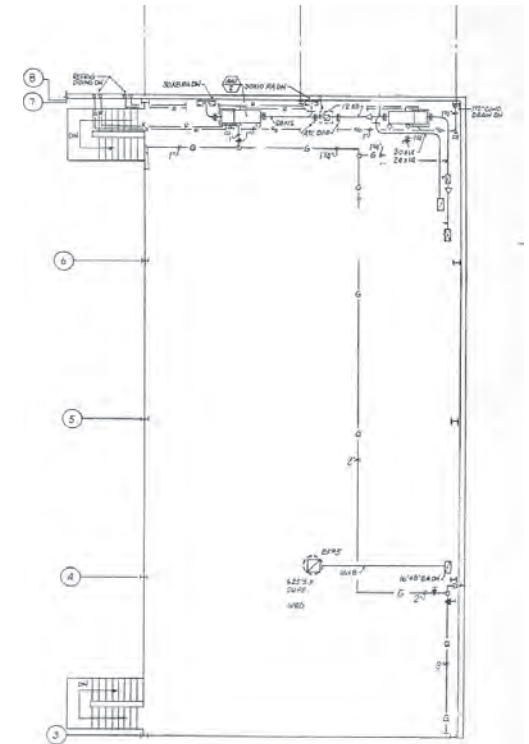
Total Building Size: 17,250± (not including mezzanine area)
 Office Space: 2,750± SF
*Glass enclosed foyer, reception are, two (2) private office,
 one (1) executive office, open work area, two (2) bathrooms*
 Mezzanine (not included int total sq. ft): 4,600 ± SF
 Warehouse/Light Manufacturing Space: 14,500± SF
*Warehouse Toilet Facilities:
 One (1) women's - 2 toilets; one (1) men's - 1 toilets, 1 urinal*
 Building Construction:
*General Construction - Fire resistive, steel perimeter walls
 Floors - Reinforced concrete slab
 Walls - Steel with approximately 7.5' of split faced concrete block along
 front elevation; remainder of walls steel panels
 Columns Spacing - 25' x 46'
 Roof - Standing seam peaked metal roof over a steel deck
 Building Age - Built 1990*
 Warehouse Ceiling Height: 18' - 20'
 Drive-in Doors:..... Two (2) 11' 8" x 11' 10"
 Loading:..... One (1) 8'x8' covered loading dock
 Power: 600 amp, 120/208 volts, 3-phase
 Interior Lighting: Fluorescent office lighting
 & LED lighting in warehouse manufacturing area



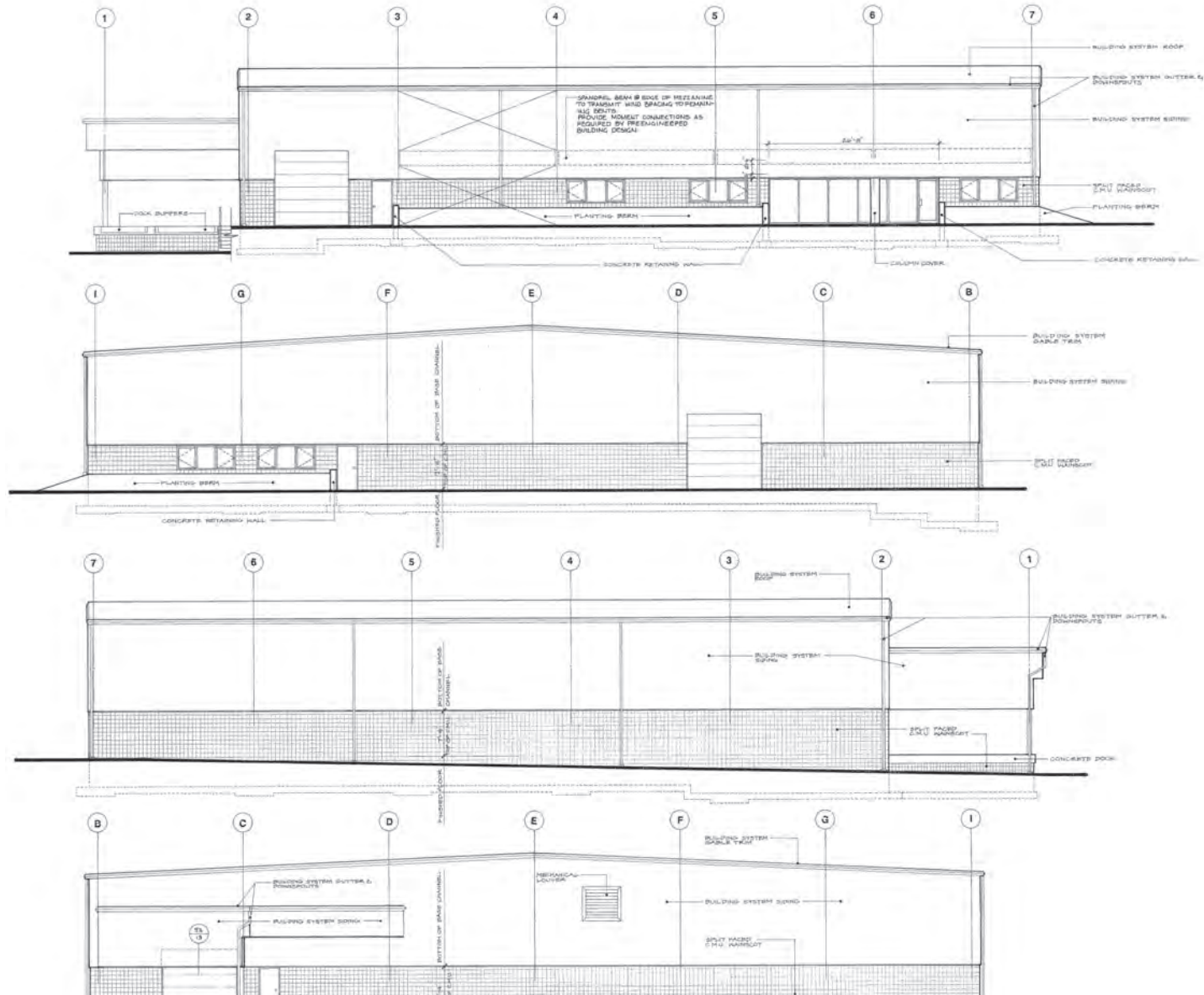
HVAC:Suspended gas fired forced hot air heating two (2) units;
 in warehouse/ manufacturing area
 Sprinkler:Fully wet sprinklered
 Water: Public
 Sewer: Public
 Gas: Public
 Lot Size: 3.372 acres
 Frontage: 180.19' on Liberty Lane & 571.10' on County Line Road
 Parking: 20± spaces
 Complex: New Britain Business Park
 Municipality: New Britain Township
 Tax ID: 26-001-100-005
 Real Estate Taxes (2020): \$25,491
 Total Tax Assessment: \$156,760
 Zoning: OI - Industrial Office District
 Sale Price: \$1,550,000

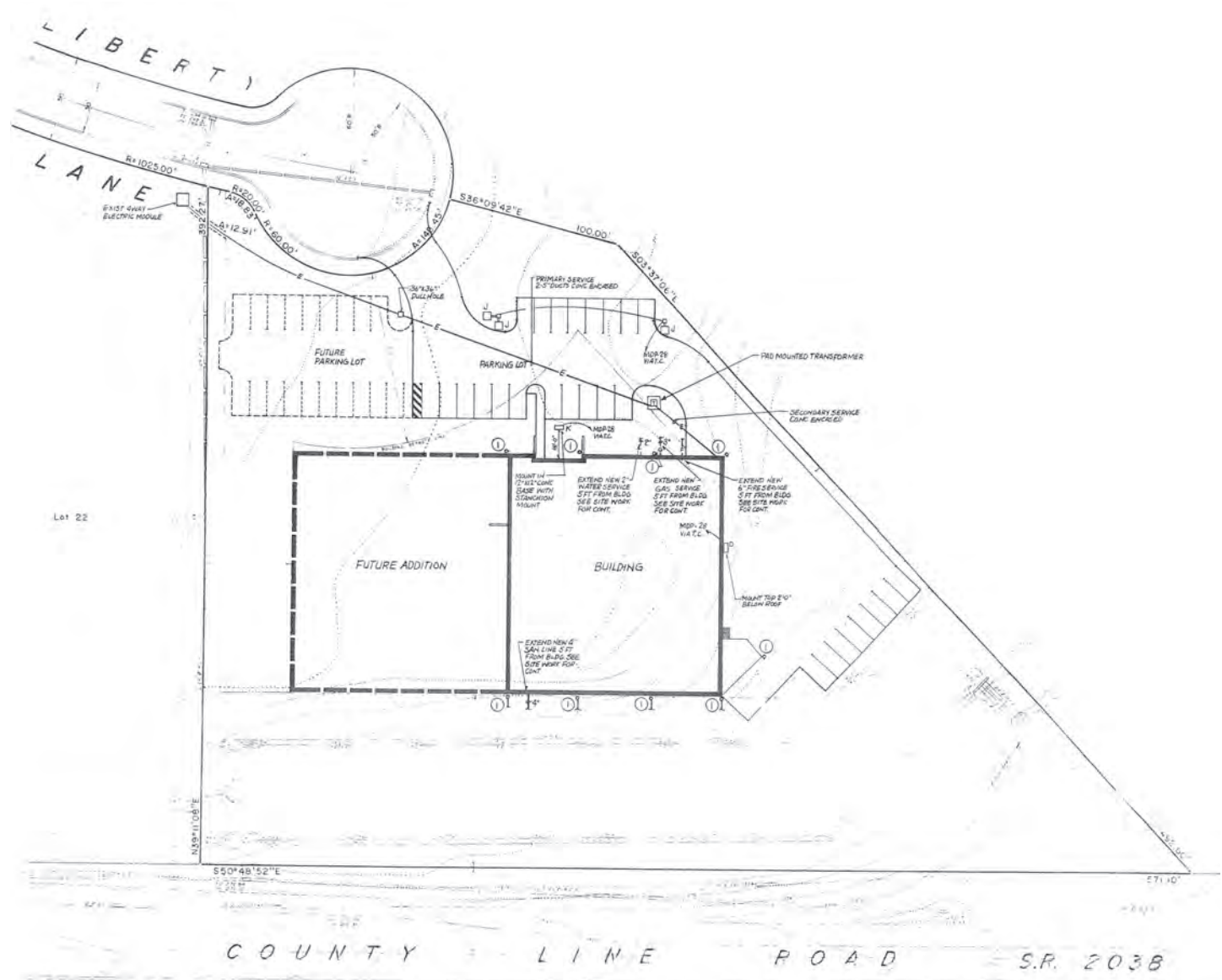


FIRST FLOOR PLAN 17,250± SF



MEZZANINE FLOOR PLAN 4,600± SF





DEMOGRAPHIC SUMMARY

120 Liberty Ln, Chalfont, Pennsylvania, 18914

Ring of 5 miles



KEY FACTS

140,214

Population

42.1

Median Age



53,012

Households

\$68,696

Median Disposable Income

EDUCATION

5%

No High School Diploma



24%
High School Graduate



22%
Some College



48%
Bachelor's/Grad/Prof Degree

INCOME



\$88,025

Median Household Income



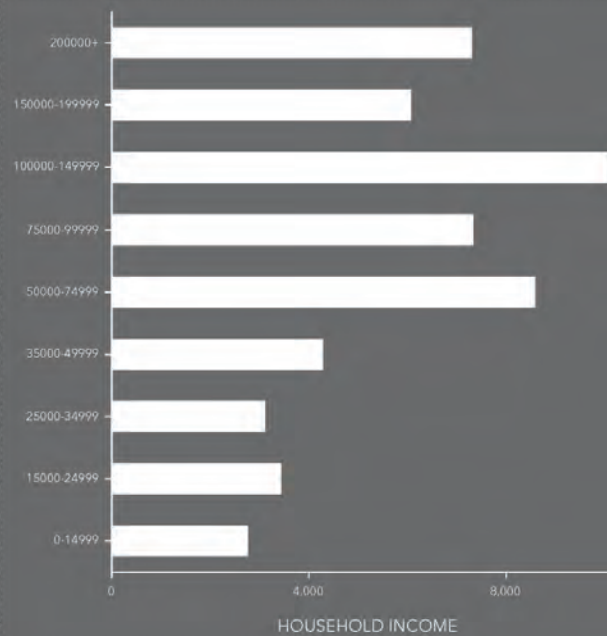
\$44,633

Per Capita Income



\$283,658

Median Net Worth



EMPLOYMENT

72%

White Collar

16%

Blue Collar

12%

Services

2.7%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2019, 2024.

