

FLEX/OFFICE SPACE FOR LEASE

HIGHPOINT BUSINESS CAMPUS

PENN'S GRANT REALTY
Corporation

*500 Horizon Drive, Suite 504
Chalfont, Bucks County, PA*

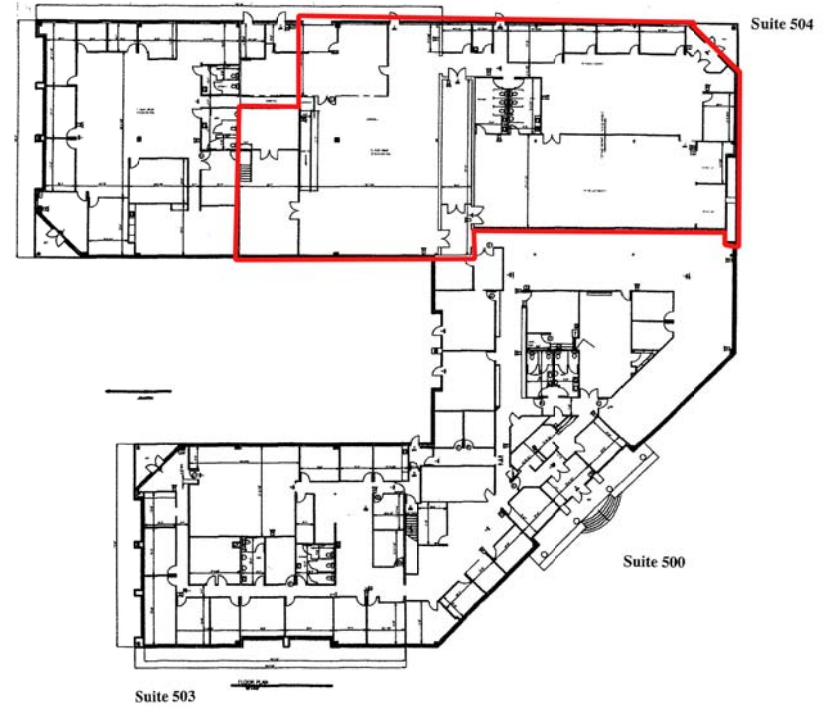
COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid - Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Available Space: 12,365± Gross Rentable SF
 Warehouse/R&D Space: 5,827± SF
 Office/Flex Space: 6,538± SF
 Availability: Immediately
 Electric: PECO
 Water: Public—Chalfont New Britain Authority
 Sewer: Public—Chalfont New Britain Authority
 Heat: Natural Gas: forced hot air
 Sprinkler: Fully sprinklered
 Ceiling Height: Office 8'-12', Warehouse 14'
 Loading: One (1) loading dock
 Zoning: C3—Commercial
 Municipality: New Britain Township
 Lease Rate: \$16.50 PSF plus utilities and cleaning



PROPERTY HIGHLIGHTS

- **Flexible Floor Plan**
- **Warehouse/R&D/Light Assembly Space**
- **8' - 14' Ceiling Heights**
- **Fully Heat & Air Conditioned Space**
- **Easy Access To Both Bucks and Montgomery Counties**
- **2 Minutes to Route 202 Bypass**
- **4 Minutes to Route 309 and Montgomeryville**
- **10 Minutes to Route 611 and Doylestown**

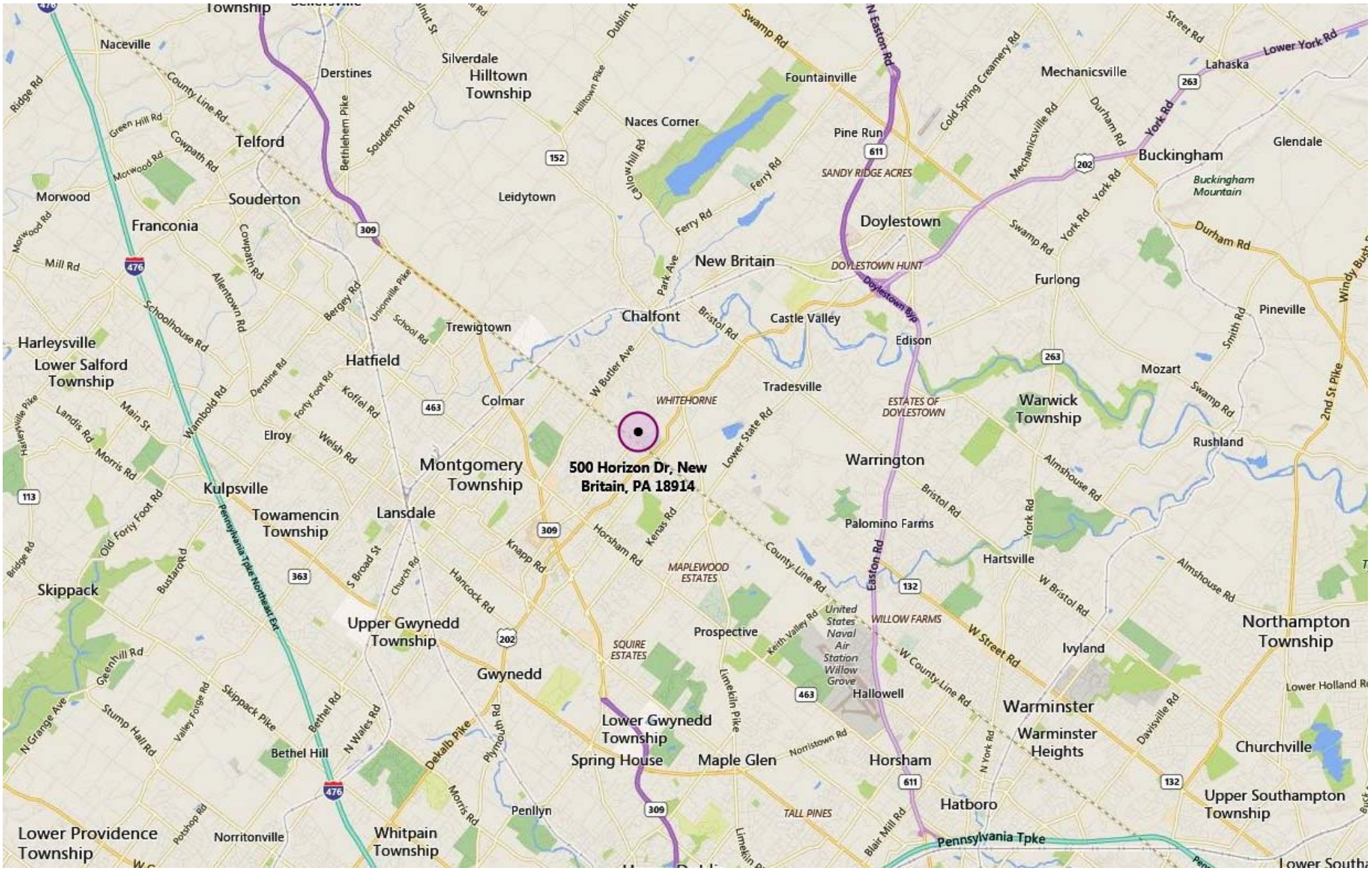






AVERAGE HOUSEHOLD INCOME			POPULATION		
1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES
\$121,794	\$123,751	\$113,094	8,238	52,151	133,543

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