

35,000±SF FOR SALE

FREESTANDING INDUSTRIAL BUILDING



**700 W. Park Ave
Perkasie, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation

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PROPERTY SPECIFICATIONS

Total Square Feet:	35,000± SF
Office Space:	10,000± SF (2 Floors)
Manufacturing & Warehouse Space:	25,000± SF
Lot Size:	Parcel # 33-004-020 - 1.17± Acres Parcel # 33-004-116 - .35± Acres
Parking:	54+
Exterior Walls:	Block
Roof:	10 Years Old
Loading:	Two (2) Tail Gates, one (1) with leveler
Ceiling:	15'-22'
HVAC:	90%
Electric: 480 V, 3 Phase, 3,000 amps, Perkasio Borough Electric	
Sprinklered:	100%
Water:	Public
Sewer:	Public
Zoning:	I-2
Municipality:	Perkasie Borough
Tax Parcels:	33-004-020 & 33-004-116
Real Estate Taxes Assessment: Parcel # 33-004-020 - \$130,200	
	Parcel # 33-004-116 - \$10,880
Real Estate Taxes (2018):	Parcel # 33-004-020 - \$21,607
	Parcel # 33-004-116 - \$1,806
Sale Price:	\$1,995,000











