

**FOR LEASE**

**8,000± SF INDUSTRIAL SPACE**

**PENN'S GRANT REALTY**  
Corporation

**27 Steam Whistle Drive  
Ivyland, Bucks County, PA**

**COMMERCIAL • INDUSTRIAL • INVESTMENT**



**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Building Size: ..... 24,000± all on one level

Lot Size: .....2.1 acres

Total Available Space: ..... 8,000± SF

Warehouse Space: .....5,500± SF

Office Space: ..... 2,500± SF

Consisting of private offices, showroom, break-room, changing room, and shop office

Toilet Facilities: .....

*Office*

one (1) women's bathroom (toilet and wash basin)

one (1) men's bathroom (toilet and wash basin)

*Warehouse*

one (1) unisex bathroom (toilet and wash basin)

one (1) men's bathroom (toilet, urinal, and wash basin)

Building Construction: .....

Floors - Reinforced concrete

Walls - Concrete block & brick over concrete block

Columns - Steel

Ceiling - Insulated metal decking

Roof - Single-ply membrane roof

Ceiling Height: ..... 12'7" clear

Power: ..... Two (2) 400 amp, 120.208 volt, three phase services

Lighting: ..... High-pressure sodium quartz

Heating: ..... Individually fired roof mounted natural gas-fired units

Air Conditioning: ... Entire facility has A/C 28 1/2-tons roof mounted units consisting of two (2) 7 1/2-tons units, two (2) 5-ton units, & one (1) 3 1/2-ton unit

Loading: .....

Two (2) 8'x8' tailgate doors,

One (1) electrically controlled, One (1) 12'x12'

on-grade drive-in door which is electrically controlled

Water: ..... Supplied Township Municipal Authority

Sewer: ..... Supplied Township Municipal Authority

Municipality: ..... Northampton Township

Tax ID: ..... 31-001-008-014

Taxes: ..... \$22,908.59 (\$0.96 PSF)

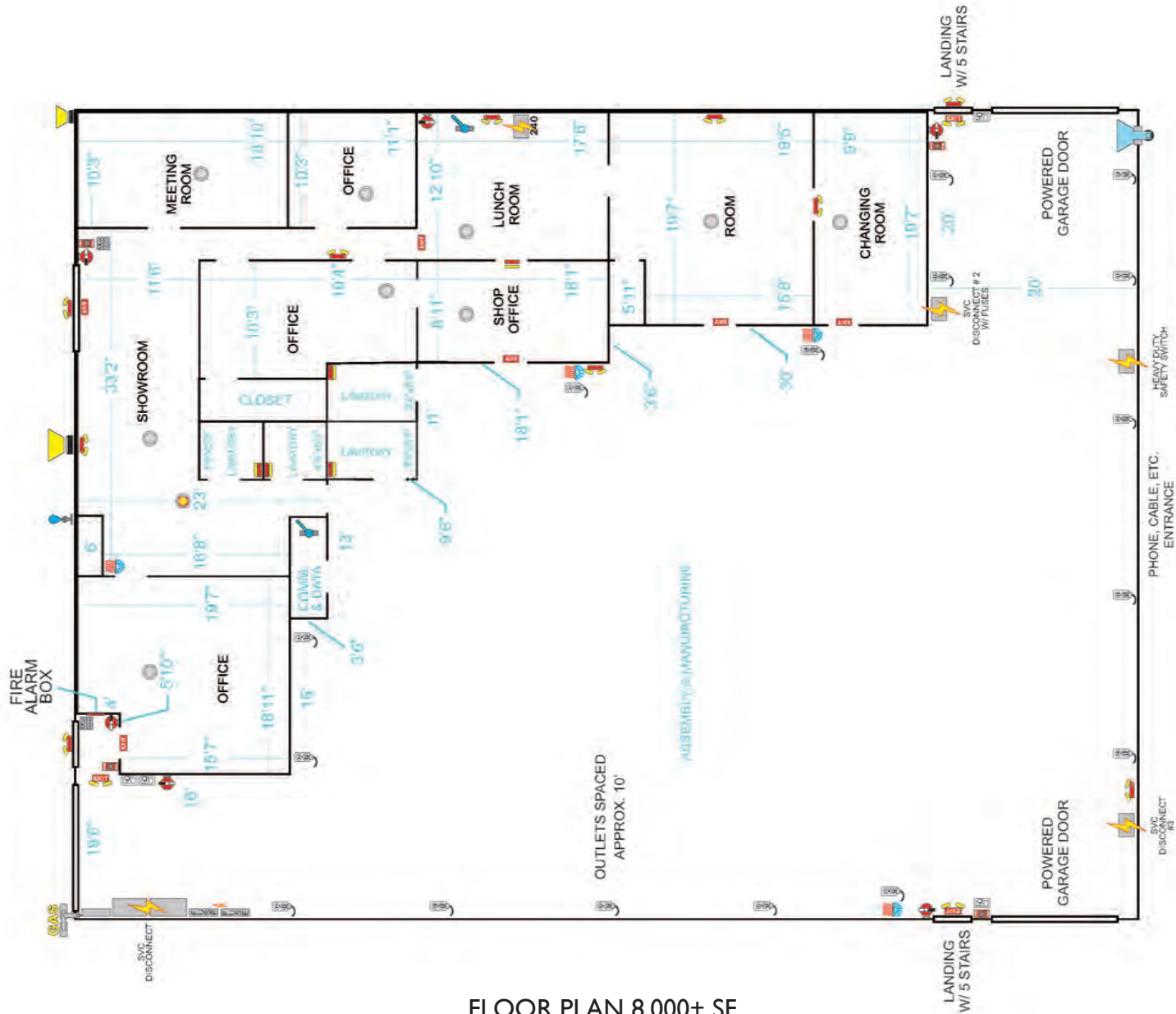
Zoning: ..... I1 - Planned Industrial/Office District

Leasing Price: .... \$7.25 PSF (includes taxes, insurance & CAM) plus utilities









FLOOR PLAN 8,000± SF



