

FOR LEASE

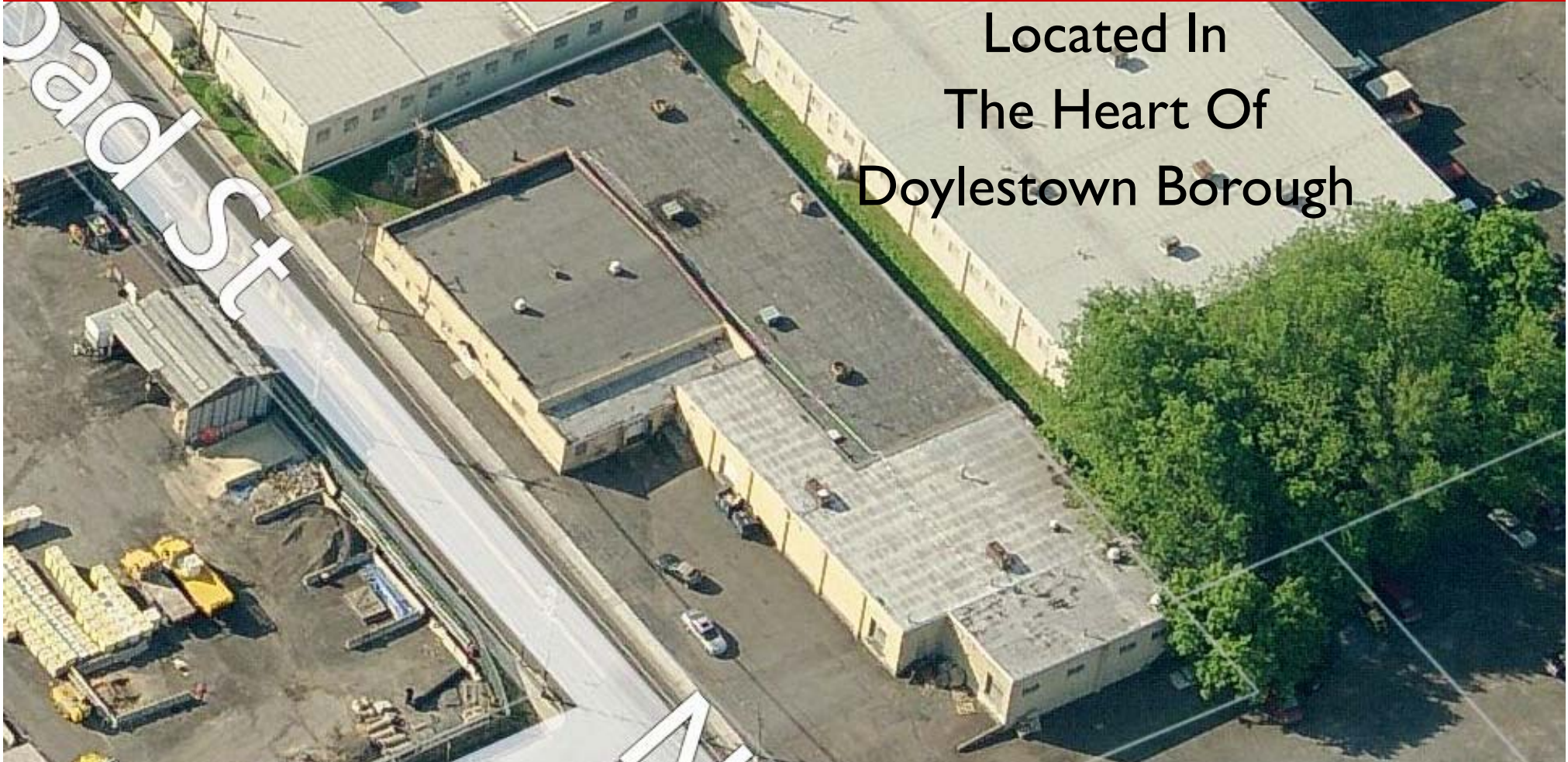
INDUSTRIAL SPACE

**266 N. Broad Street
Doylestown Borough, Bucks County, PA**



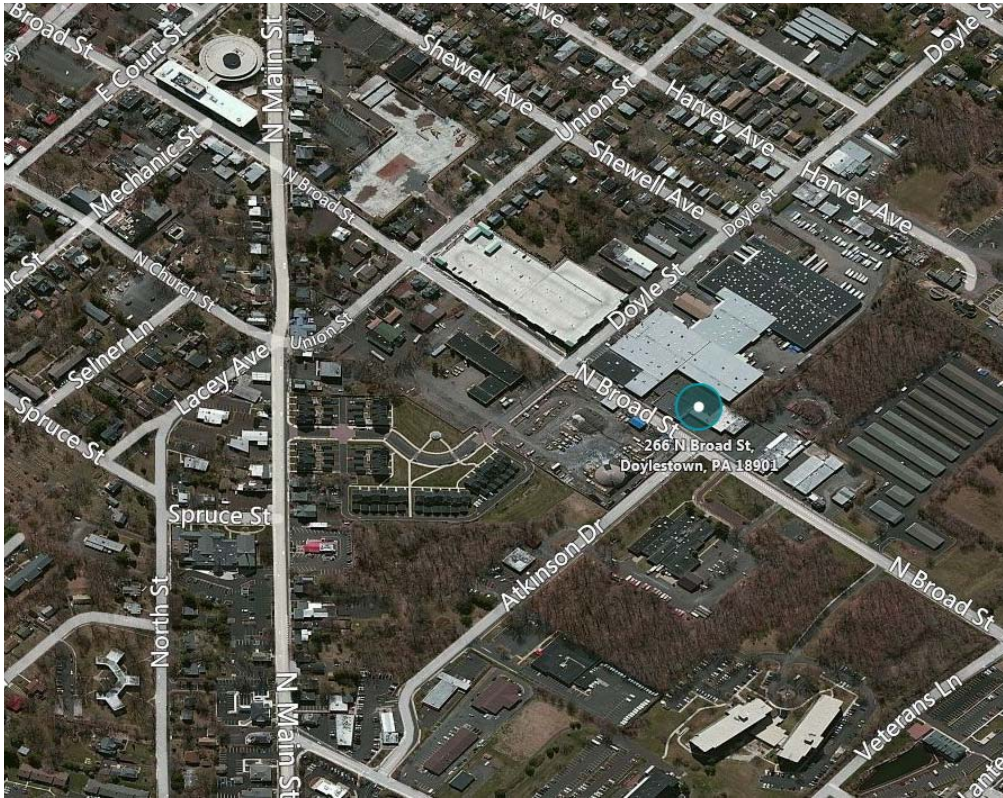
COMMERCIAL • INDUSTRIAL • INVESTMENT

Located In
The Heart Of
Doylestown Borough



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

2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • gary@pcrealty.com • www.pcrealty.com



PROPERTY HIGHLIGHTS

First time offered in over 40 years! High visibility, freestanding building located on North Broad Street, “The Gateway to Doylestown”. This recently renovated single story Industrial building under renovation, consists of 25,000± square feet of light manufacturing space, can divide (Minimum 6,000 SF). Easy access to the Doylestown Borough commercial district as well as the Route 61 I by pass.

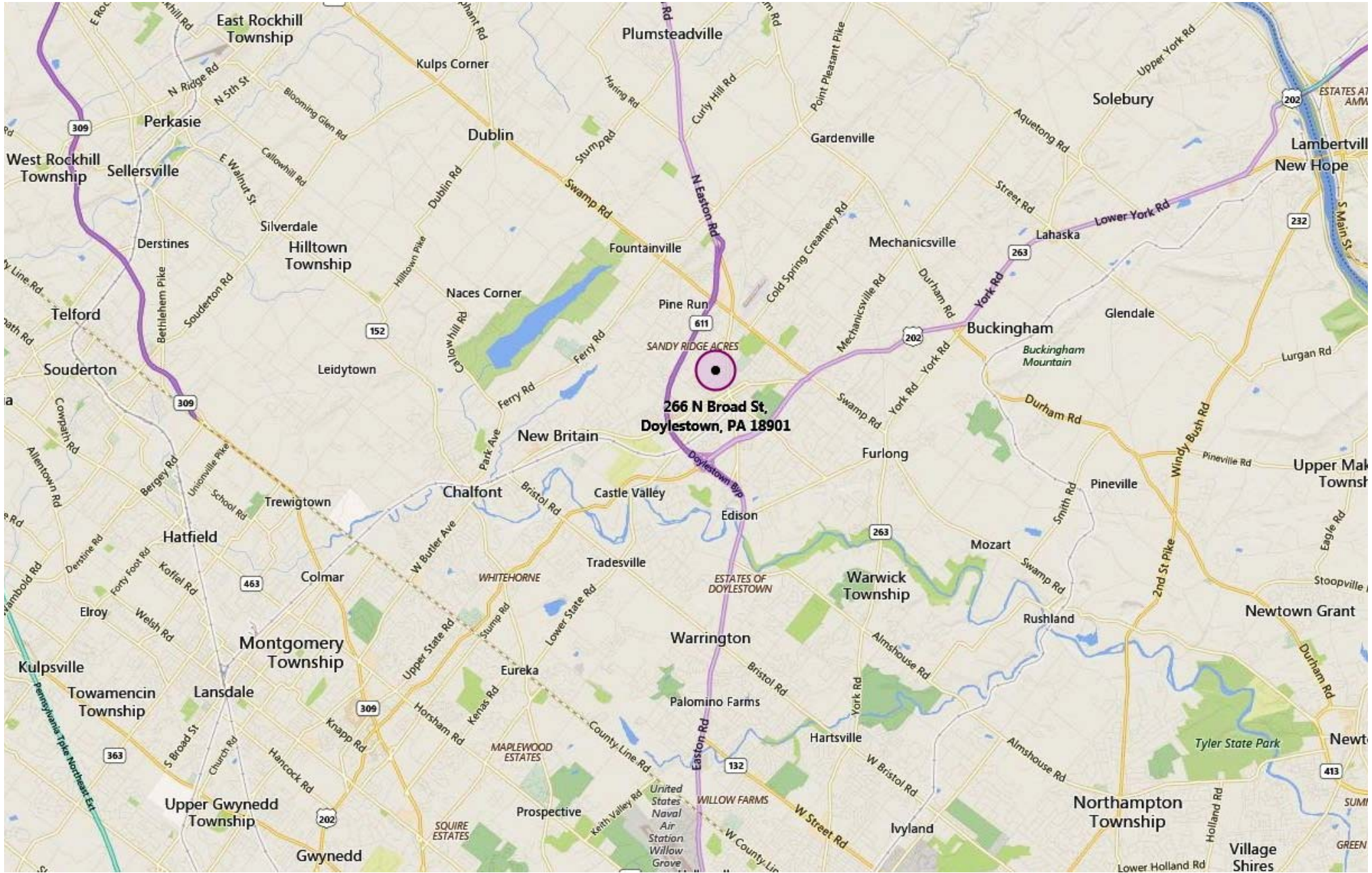
PROPERTY SPECIFICATIONS

- Space Available** 16,000± Sq. Ft.
- Loading Doors:** Two (2) Tailgates
- Electric:** 400 Amp, 208-220V, 3 Phase
- Water:** Public
- Sewer:** Public
- Parking:** 17+ on-site
- Zoning:**..... CI (Commercial Industrial)
- Taxes (2016):**..... \$26,270
- Lease Price:** \$6.50 PSF NNN

DEMOGRAPHICS

Daily Traffic Counts on Broad Street	9,661		
	<u>1 miles</u>	<u>3 miles</u>	<u>5 miles</u>
2016 Avg. Household Income:	\$91,978	\$124,648	\$134,195
2016 Population:	9,673	36,493	85,578

266 N. BROAD STREET, DOYLESTOWN, PA



266 N. BROAD STREET, DOYLESTOWN, PA

