



130 Penn Am Drive, Section 1 Quakertown, PA



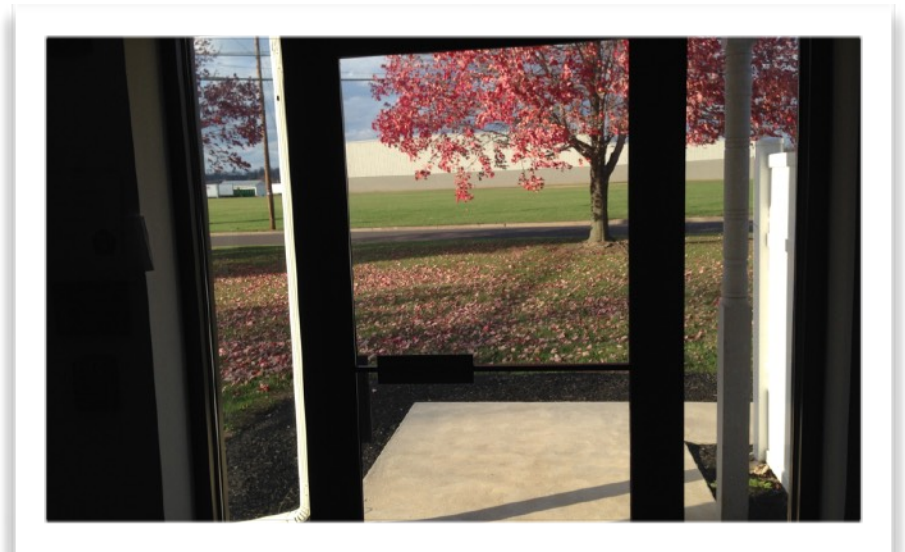
Hoffman Realty Group, LLC - 215-641-4600 - HoffmanRE.com - 794 Penllyn Pike, Blue Bell, PA 19422



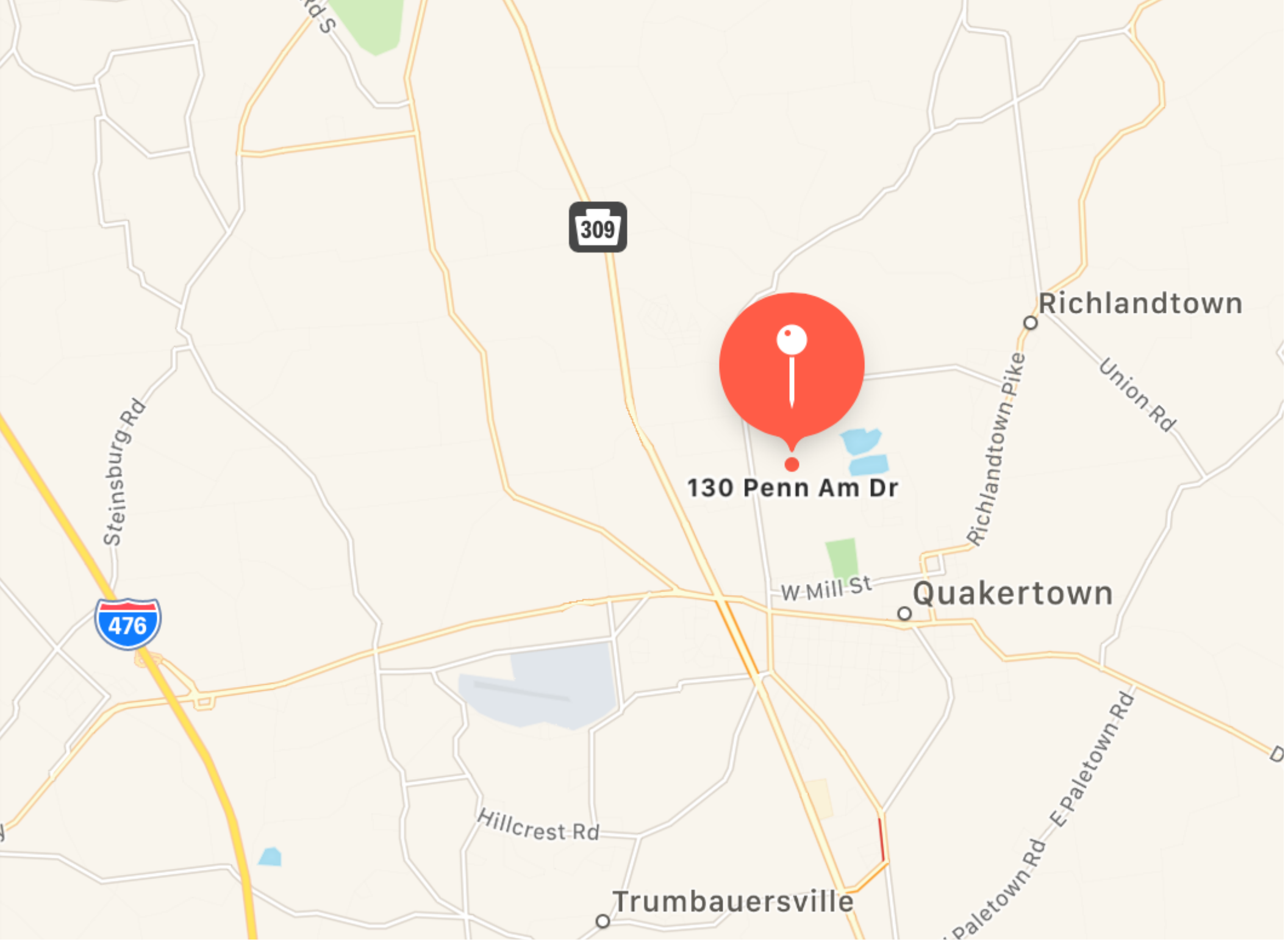


Property Specifications

- 12,045 Sq.Ft warehouse condo (end unit)
- Part of a 47,500 Sq.Ft. building
- Situated on a 2 acre parcel
- Light industrial G17 flex zoning
- 18-22' high ceilings in majority of building
- 1,350 Square feet of office & 2 restrooms
- Close to Route 309 & PA Turnpike
- 10' x 14' drive-in overhead door
- Public water and sewer
- 600 amp, 3-phase electrical service
- 1,350 Square foot mezzanine



- Private side entrance to office area
- 2 natural gas heaters in warehouse
- Available 10/1/2019
- Offered at \$5.95 NNN for lease
- Offered at \$85 per square foot for sale





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