

FOR SALE

INDUSTRIAL BUILDING



**6 Appletree Lane
Plumsteadville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

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

Modern masonry and steel light manufacturing facility ¼ mile from Route 611 (Easton Road), 20 minutes North of PA Turnpike, 20 minutes South of I-78.

PROPERTY SPECIFICATIONS

Total Space: 22,400± SF

Warehouse Area: 9,600± SF

Office Area: 4,100± SF (first floor)

Showroom: 2,300± Sq. Ft.

Mezzanine Area: 6,400± Sq. Ft.

Bathrooms: Four (4)

Floors: 6" Concrete

Walls: Block & Frame

Ceilings: 18'-20" Clear

Truck Loading: Two (2) Tailgates
Two (2) Drive-In Doors

Parking: 20+ spaces

Utilities: 400 Amp, 220 volt, 3 phase—PECO

Water: Private

Sewer: Public



HVAC: Office - Gas hot air with central air
Warehouse— Ceiling hung gas hot air

Office Area Contains: Eight (8) offices, Two (2) bathrooms, kitchen, reception

Zoning:..... PI – Planned Industrial

Municipality: Bedminster Township

Tax Parcel: 01-019-016-012-00A & 01-019-016-012-00B

Total Real Estate Tax Assessment: \$150,760

Real Estate Taxes (2014): \$24,170

Sale Price: \$1,795,000







