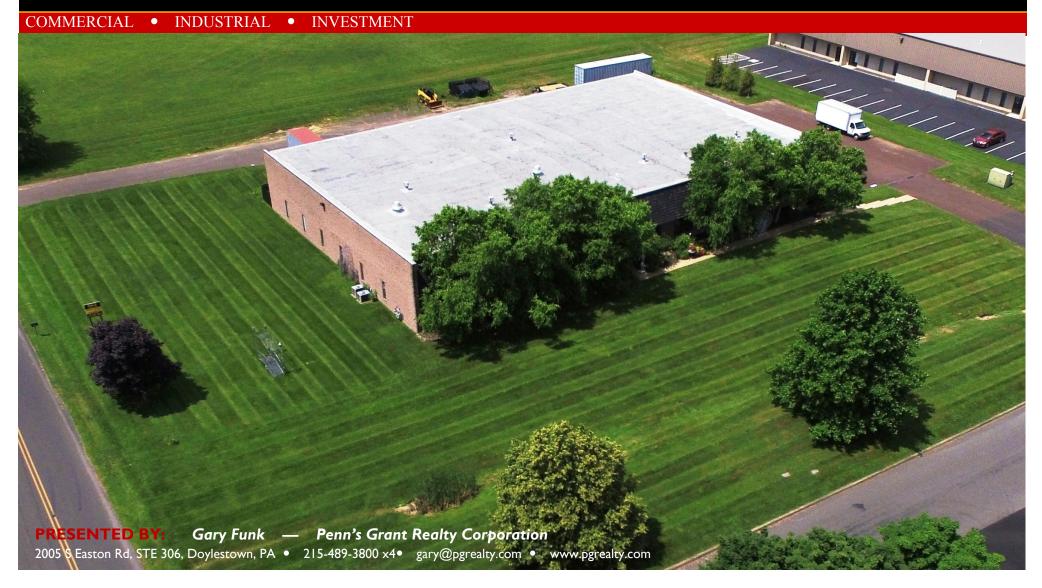
# FOR SALE

# INDUSTRIAL BUILDING

PENN'S GRANT REALTY
Corporation

6 Appletree Lane Plumsteadville, Bucks County, PA



### PENN'S GRANT REALTY

### INDUSTRIAL BUILDING

Corporation

6 APPLETREE LANE, PLUMSTEADVILLE, PA

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:	
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

Corporation

6 APPLETREE LANE, PLUMSTEADVILLE, PA







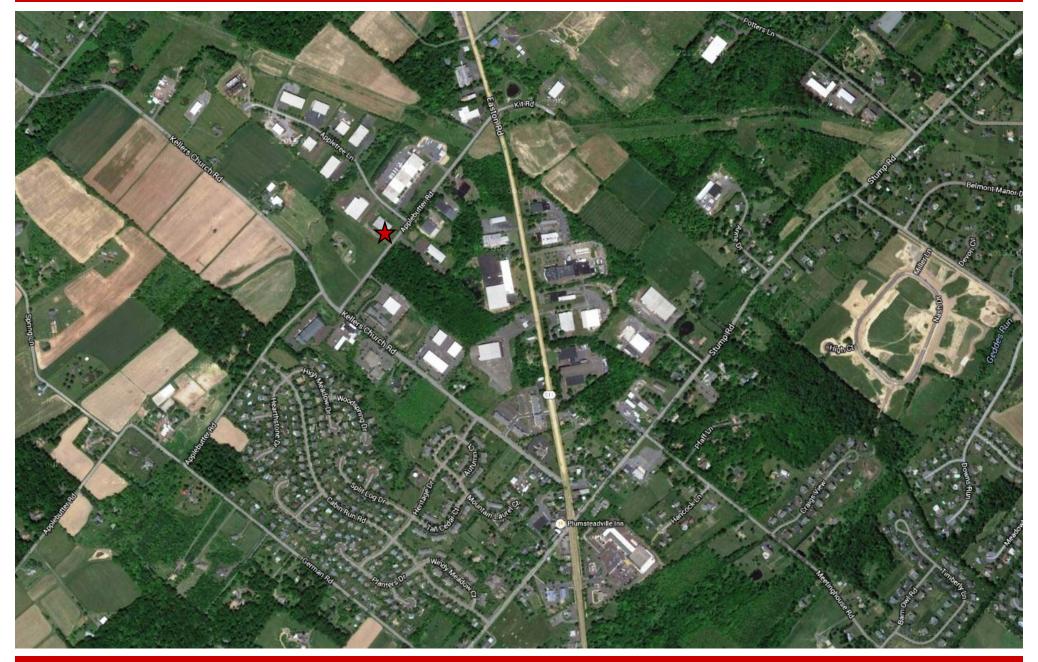






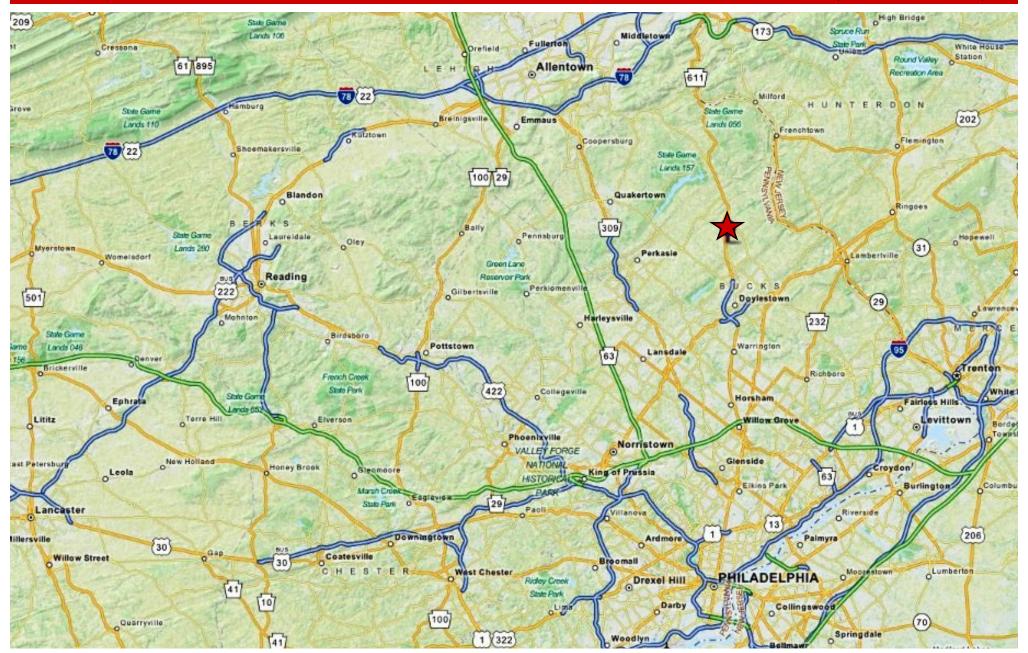
Corporation

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Corporation

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Corporation 6 APPLETREE LANE, PLUMSTEADVILLE, P.

