

INDUSTRIAL / OFFICE ZONED LAND FOR SALE

PENN'S GRANT REALTY
Corporation

**101 Independence Lane
New Britain, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY:

Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation

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PROPERTY SPECIFICATIONS

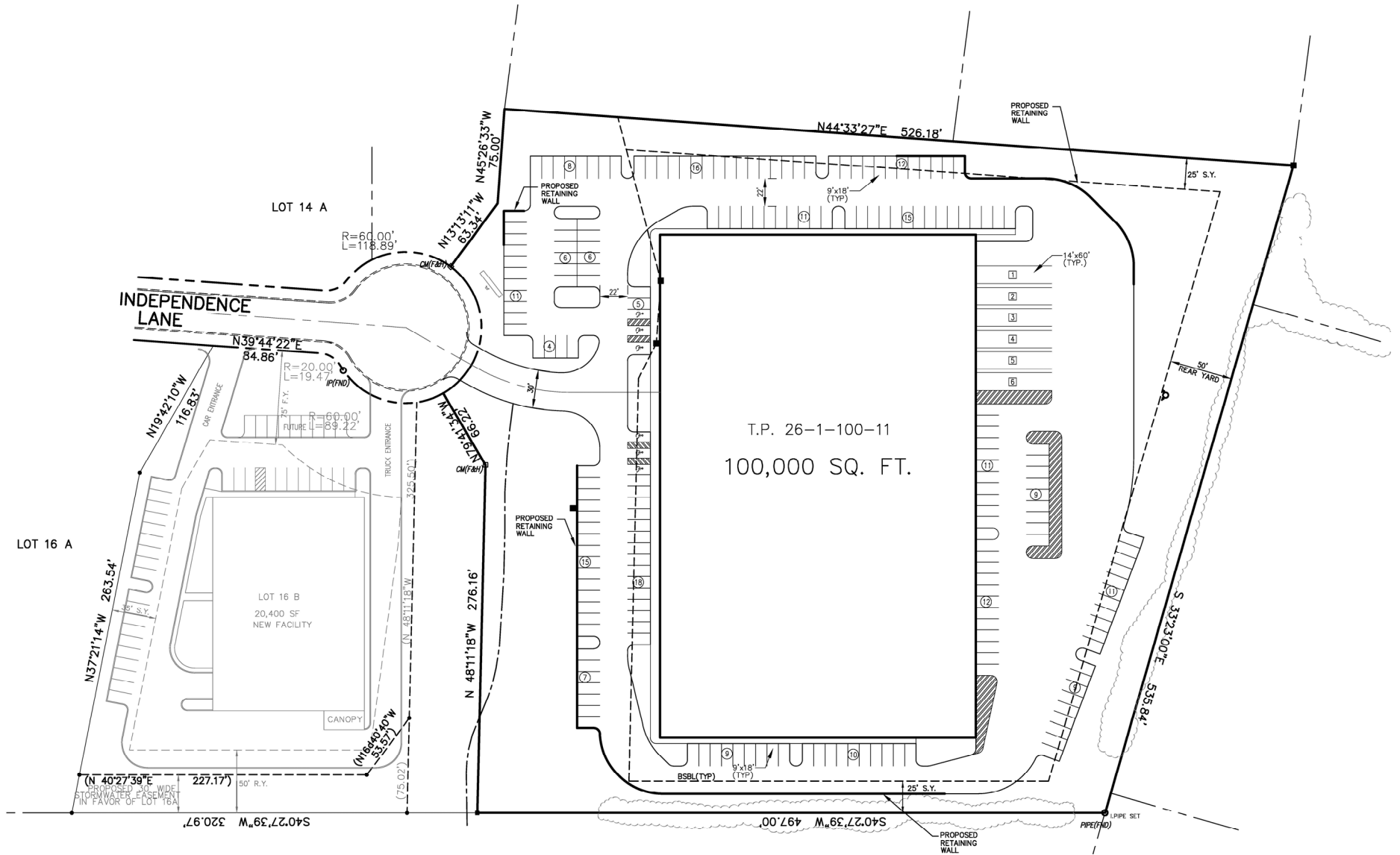
Lot Size:	6.9 acres
Zoning:	IO-Industrial Office
Water:	Serviced by North Penn Water Authority
Sewer:	Serviced by Chalfont-New Britain Sewer Authority
Electric & Gas:	Serviced by PECO
Municipality:	New Britain Township
Tax Parcel:	26-001-100-011
Total Real Estate Tax Assessment:	\$106,080
Real Estate Taxes (2019):	\$17,038
Sale Price:	\$1,750,000

DEMOGRAPHICS

Population within 5 miles radius (2019):	138,233
Average Household Income within 5 mile radius (2019):	\$88,053

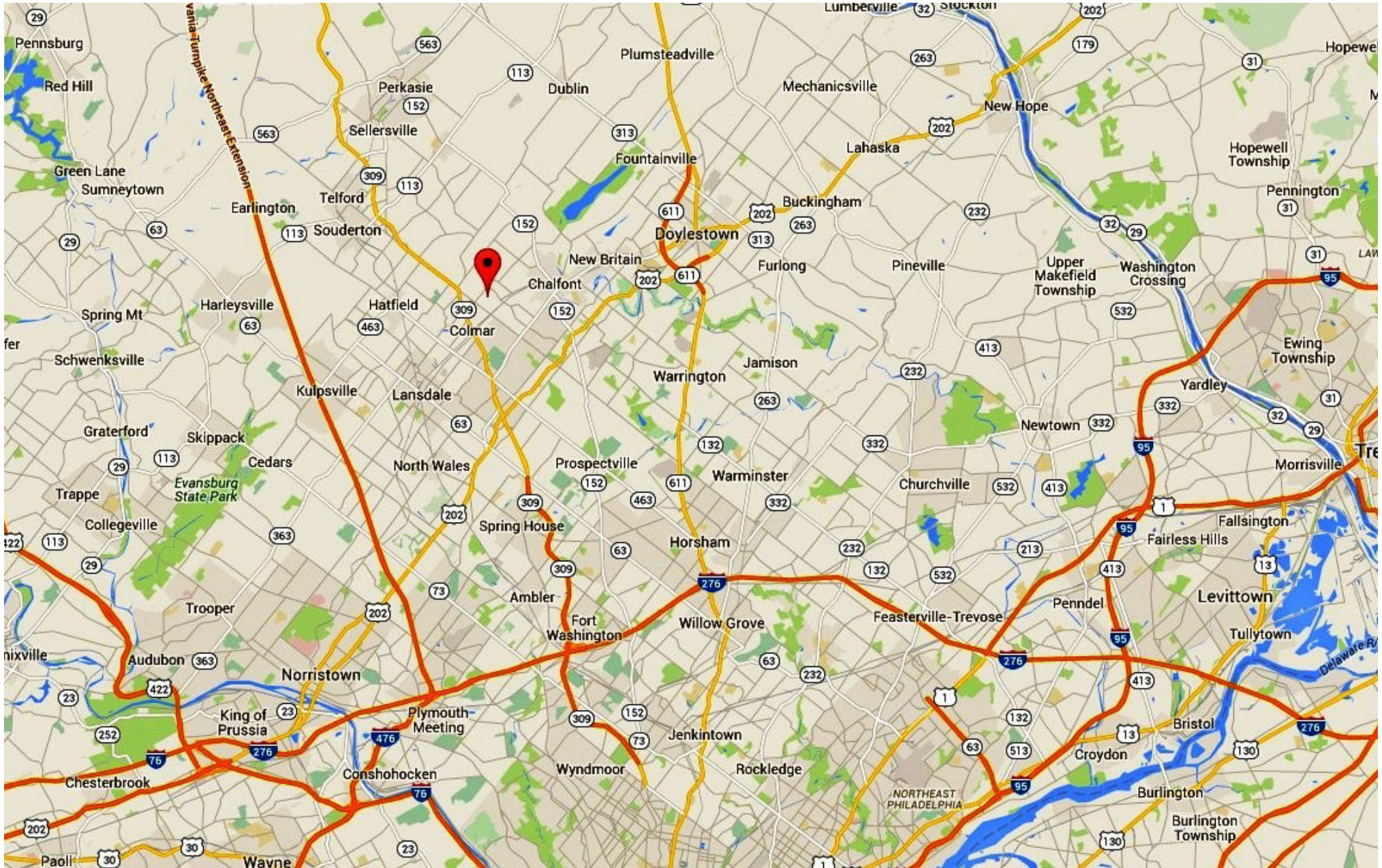
PROPERTY HIGHLIGHTS

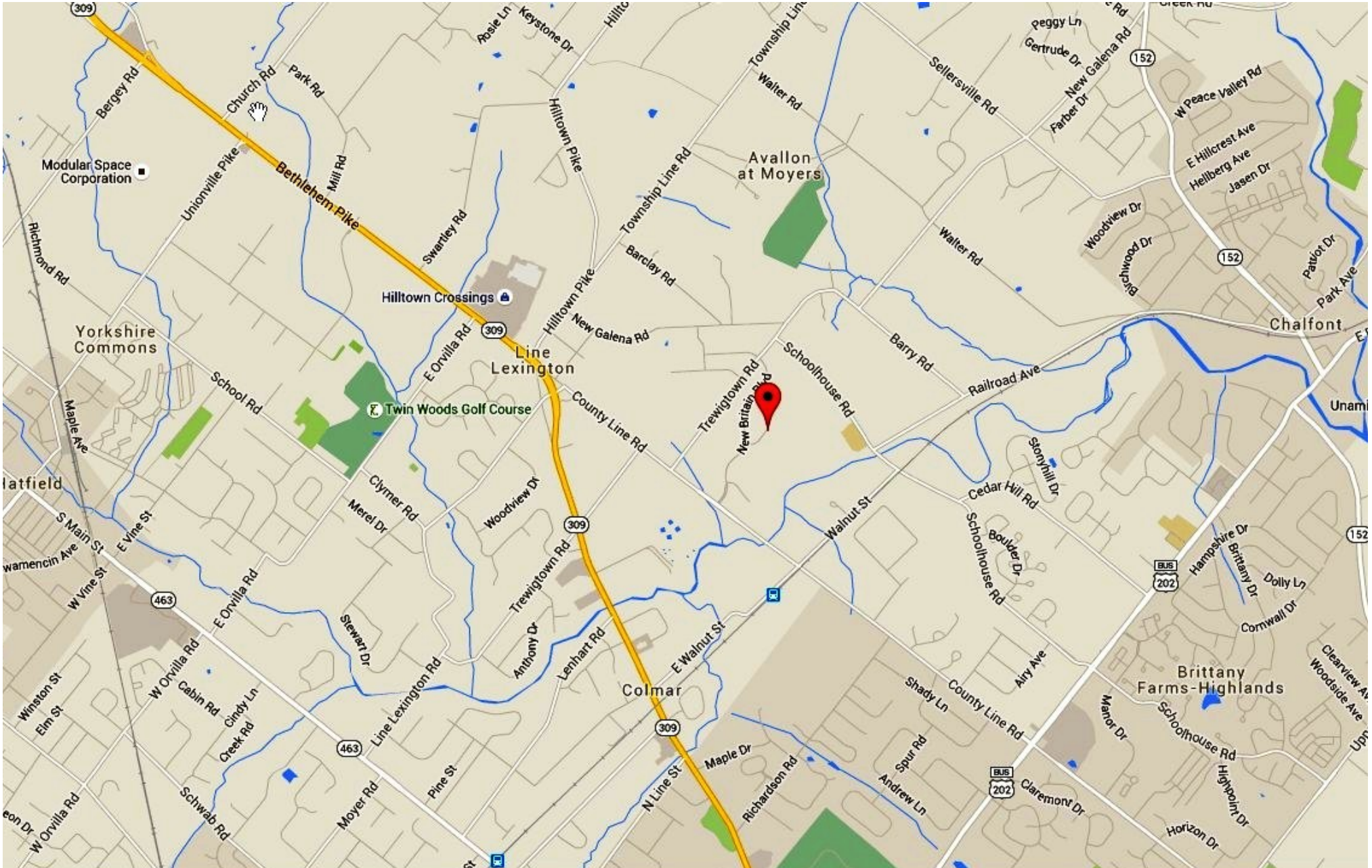
- **Located in New Britain Business Park, An Industrial Park**
(Home to many companies including: TEVA Pharmaceutical, Matcor, Schmidt Baking, Sky Zone Indoor Trampoline Park, Colorcon, Trelborg, Deltronics Lab, Skee Ball, Impax Laboratories)
- **Opportunity Build Up to 100,000 SF Building**
- **Property Serviced By Top Providers**
(Comcast Business High Speed, Verizon FiOS and High Speed, Verizon Line Lexington Switch/Central Office ducted, ROW for Private Fiber)
- **Located Just Off County Line Road in Bucks County, On the Border of Montgomery County**
- **One mile west of US-Route 202 and 1/4 mile east of US-Route 309 (Bethlehem Pike).**
- **New Traffic Signal—County Line Road & New Britain Blvd.**



PROPOSED SITE PLAN FOR A 100,000 SF BUILDING







POSSIBLE PROPERTY USES FOR IO-INDUSTRIAL OFFICE ZONING

Uses Permitted by Right

Medical and Pharmaceutical Sales Office
 Financial Establishments
 Flex Space
 Professional Office
 Municipal Building
 Research
 Wholesale Business,
 Wholesale Storage
 Warehousing
 Printing
 Contracting
 Indoor Entertainment
 Nursery/Day Care Center
 Commercial Trade School
 Public Recreational Facility
 Private Recreational Facility
 Package Delivery Service
 Non-Household Swimming Pool
 Private Club
 Golf Course
 Business Campus

Utilities
 Terminal II Medical Office
 Veterinary Office
 Motel- Hotel
 Automotive Accessories
 Truck and Farm Equipment Sales
 Mini-Warehouse
 Nonresidential Conversion
 Office Supplies/Equipment Sales/Services
 Photocopying Services
 Crafts
 General Farming
 Crop Farming
 Commercial Forestry
 General Accessory Uses and Structures:
Nonresidential Accessory Building
Temporary Structure
Temporary Community Event
Off-Street Parking
 Signs
 Cafeteria
 Training Center

Permitted by Special Exception

Emergency Services Facility
 Recycling Collection Center
 Automotive Repair

Permitted by Conditional Use

Manufacturing
 Pet Resort Use
 Truck Terminal
 Small Lot Industrial
 Outside Storage or Display
 Helistop

