

FOR LEASE

Flex Office/Industrial Space



**4030 Skyron Drive, Unit F
Doylestown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • Kurt@pgrealty.com • www.pgrealty.com

PROPERTY SPECIFICATIONS

Unit Size: 4,990± SF
 Office/Flex Space (First Floor): 4,000± SF
 Office Space (Second Floor): 990± SF

Bathrooms: Two (2) Unisex

Parking: 8 spaces

Loading Access: One (1) - Tailgate

HVAC: ... Gas hot air office area, gas radiant in warehouse, fully air conditioned

Ceiling Height: 18' clear, 8' clear in office area

Water:..... Private

Sewer:..... Public

Municipality: Buckingham Township

Zoning:PI (Planned Industrial)

Lease Price:\$5,100 per month
 (includes real estate taxes and CAM fees) plus utilities



PROPERTY HIGHLIGHTS

- Fully Air Conditioned
- Minutes To Doylestown Borough
- Minutes Route 611 (Doylestown Bypass) & Route 202 Parkway
 - Private Offices
 - Conference Room
 - Kitchenette
- Large Open Work Area





