

**FOR LEASE**

# 5,000± SF INDUSTRIAL FLEX UNIT



**6171 Kellers Church Road  
Plumstead Township, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**“Plumstead Commons”** - is a 60,000 SF Flex Industrial Complex comprised of 3 buildings, divided into 5,000± SF condo units.

## PROPERTY SPECIFICATIONS

**Total Space:** ..... 5,000± Sq. Ft.

**Warehouse Area:** ..... 3,000± Sq. Ft.

**Office Area:** ..... 1,000± Sq. Ft.

**Mezzanine Area:** ..... 1,000± Sq. Ft. (above office)

**Built:** ..... 2003

**Floors:** ..... Conventional concrete foundation

**Walls:** ..... Warehouse structure is a combination of masonry and metal studs with fire rated sheet rock walls with steel columns and beams. Office structure is dryvit over frame.

**Roof:** ..... Standing seam metal

**Ceilings:** ..... 18'+ Clear

**Truck Loading:** ..... One (1) tail gate

**Parking:** ..... 13+ spaces

**Utilities:** ..... PECO (gas & electric)

**Water:** ..... Public (Included in condo fee)

**Sewer:** ..... Public (Included in condo fee)

**HVAC:** ..... Office & Warehouse—Gas forced hot air with central air



**Office Area:** ..... One-Two(1-2) offices, kitchen/break room, reception area, and two (2) bathrooms

**Mezzanine:** ..... Unfinished with staircase and warehouse access

**Zoning:** ..... I – Industrial

**Municipality:** ..... Plumstead Township

**Tax Parcel:** ..... 34-004-007-004-002

**Total Real Estate Tax Assessment:** ..... \$34,410

**Real Estate Taxes (2016):** ..... \$5,548

**Condo Fee:** ..... \$560 per month

**Lease Rate:** ..... \$7.50 PSF NNN



Rear Entrance



3,000± SF Warehouse





Large Office/Open Work Area



Entry/Reception



Large Office/Open Work Area



1,000± SF Mezzanine





