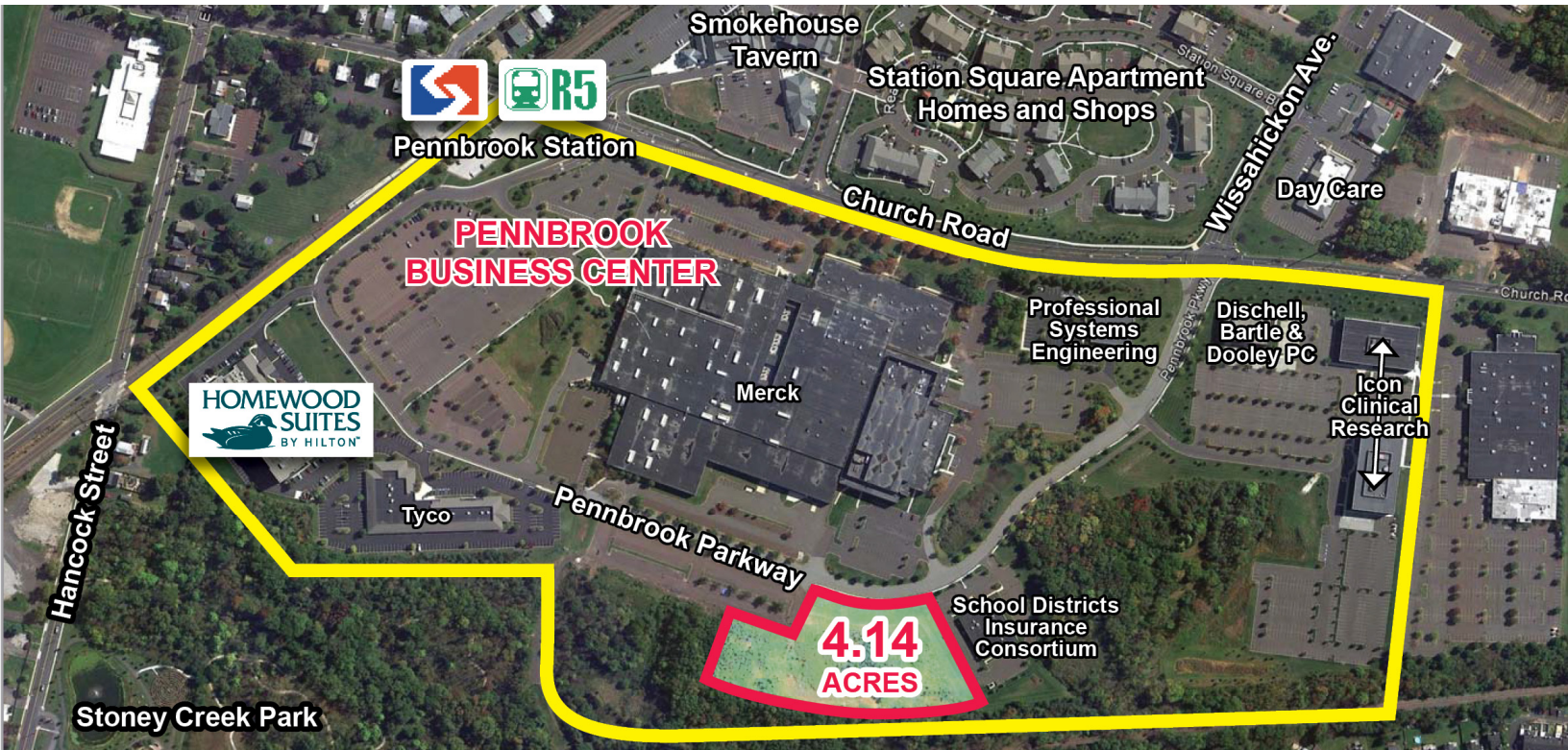


1500 Pennbrook Parkway, Pennbrook Business Center

Upper Gwynedd, PA



FLEXIBLE ZONING: LAB, RESEARCH & DEVELOPMENT AND OFFICE

For Sale: 4.14 Acre Site Zoned LI in Upper Gwynedd Township

- Approved for 46,000 SF
- Located in an 80 acre campus
- Zoning: LI – Limited Industrial

For information, please contact:

Justin Bell
 Managing Director
 610.755.6979
jbell@ngkf.com

PROPERTY HIGHLIGHTS:

- Parking Ratio: 5/1,000 SF
- Located between I-476 and Routes 202 and 309
- SEPTA Regional Rail Lansdale/Doylestown line stops at Pennbrook Station
- SEPTA Bus Route 94 serves Pennbrook from Chestnut Hill through Ft. Washington and Ambler onto Montgomery Mall
- Station Square Apartments and Shops: restaurants, hair and nail salons, dry cleaners
- Homewood Suites by Hilton adjacent to the site
- Daycare conveniently located close by



1500 Pennbrook Parkway, Pennbrook Business Center

Upper Gwynedd, PA

Local Amenities:

Pennbrook Office Building



Station Square Shops



Pennbrook Office Building

Homewood Suites Hotel by Hilton

Pennbrook R-5 SEPTA Station

