

# 101 FRIENDS LANE

NEWTOWN, PA 18940

22,000 SF INDUSTRIAL  
BUILDING AVAILABLE



REPRESENTED BY  
THE FLYNN COMPANY

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## PROPERTY DETAILS:



**Building Size:** 22,000 SF single story building  
**Current Wedding Venue Space:** +/- 10,000 SF  
**Adjacent Expansion Space:** +/- 12,000 SF (industrial)



Free standing building located in the Friends Lane Condo Association



**Zoning:** LI - Light Industrial. Zoning is flexible! The Newtown Business Center is home to a dense and diverse group of businesses



**Power:** 4,000 amps



**Loading:** 2 tailgate height doors and several street level double door entrances in rear.



**Ceiling Height:** Highest is 12'. Low point at corners is 10' 6"



**Parking:** 130 paved spaces, access to an additional 300 +/- spaces adjacent to the building as this building has in-common access to all complex parking



**Visibility:** Building features an exclusive lawn mounted sign extremely visible at corner of Friends Lane and Penns Trail

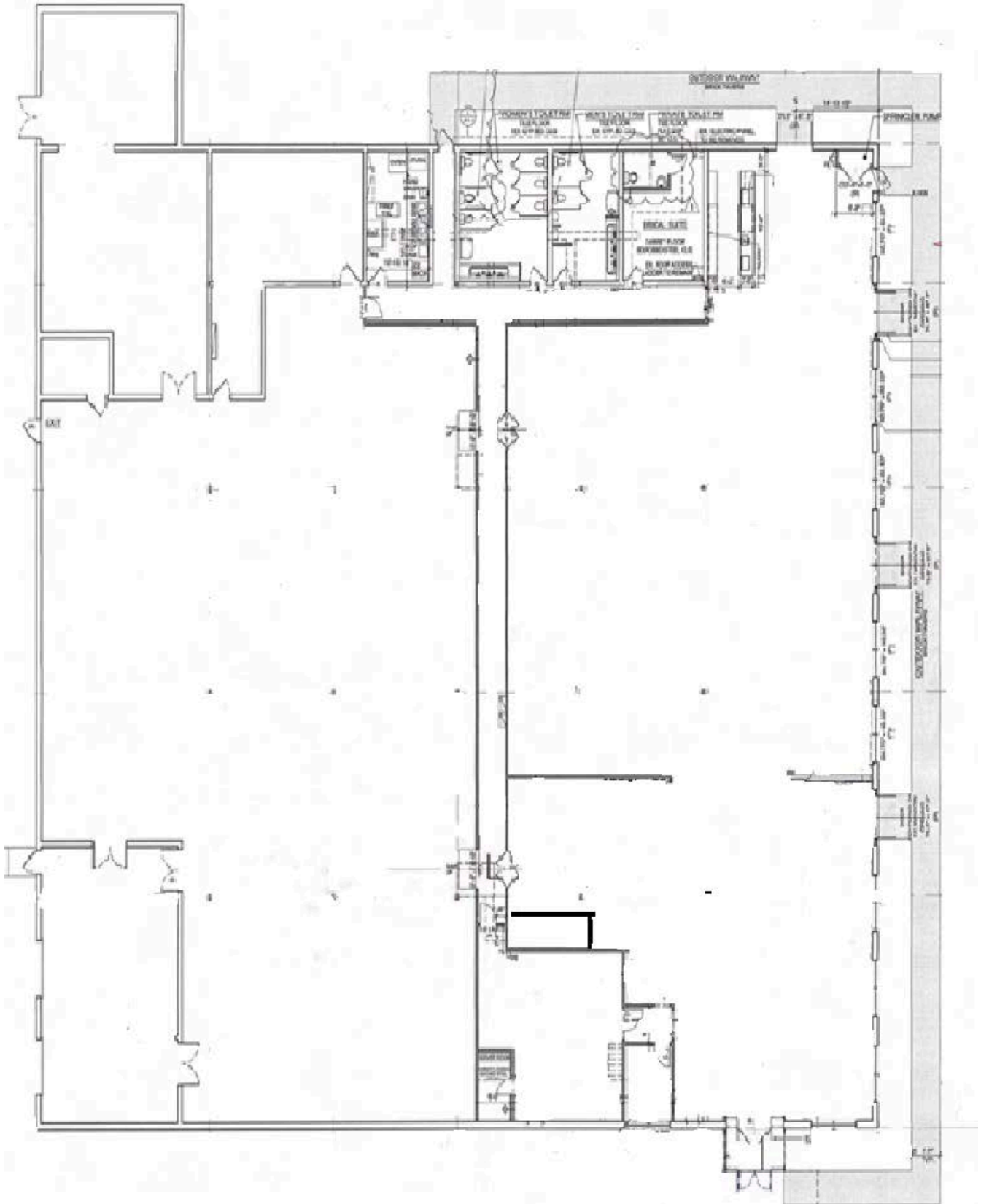
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### PROPERTY PHOTOS



### FLOOR PLANS



## LOCATION

