

**31 OAK AVENUE
SUITE 130
CHALFONT, PA**

**LESS THAN 1 MILE
FROM SEPTA
CHALFONT
STATION**



**EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY**

CONNOR LEDWITH
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8,476 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 115,000 SF multi-tenant industrial building
- 100% enhanced above average wet sprinkler system
- Heavy parking
- Flexible landlord and uses
- Gross leases available
- Public water and public sewer
- Power: 500 AMP 3 Phase 208/120V across two panels

AVAILABILITY

- Suite 130 | 8,476 SF
 - Heated space
 - Restroom in unit
 - 14' minimum clear height
 - 1 grade level drive-in door



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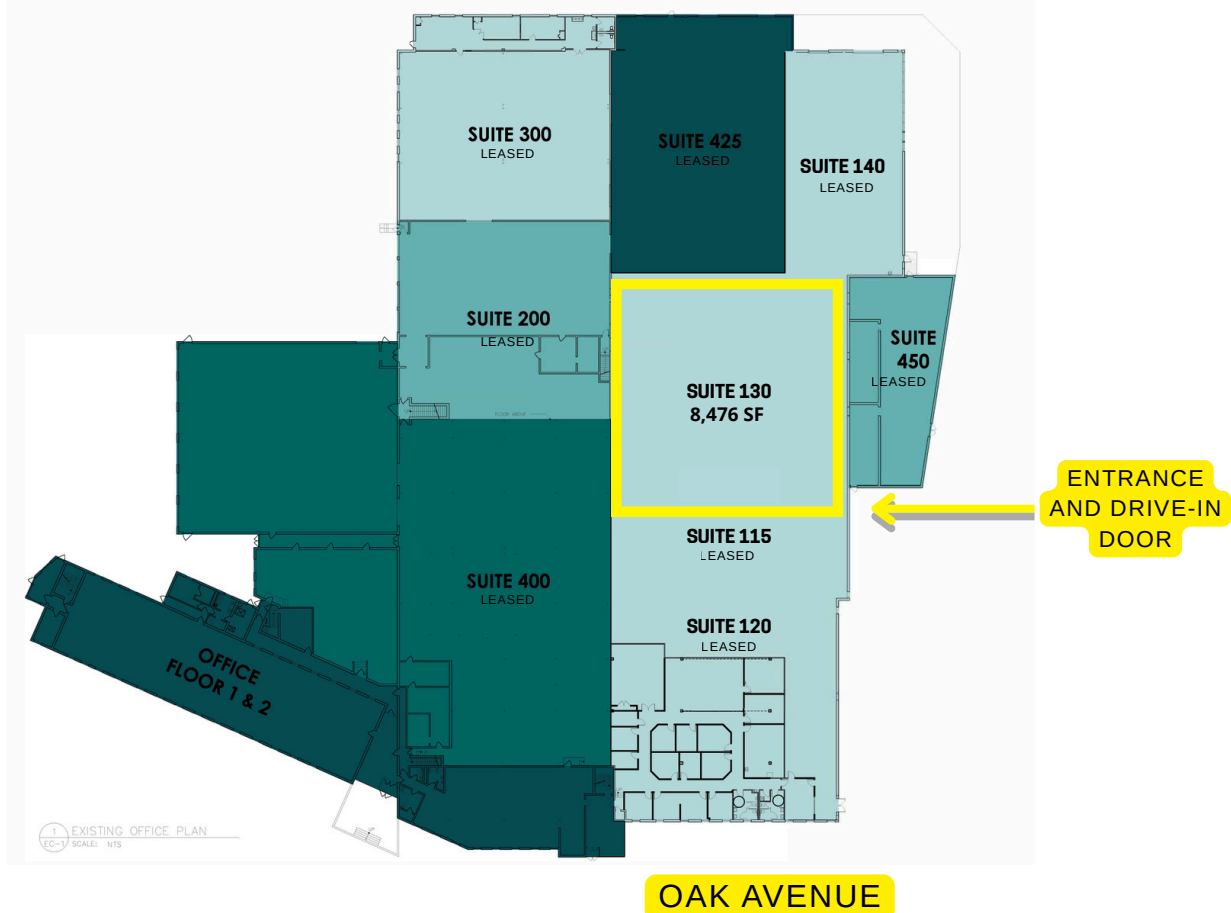
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

LOCATION

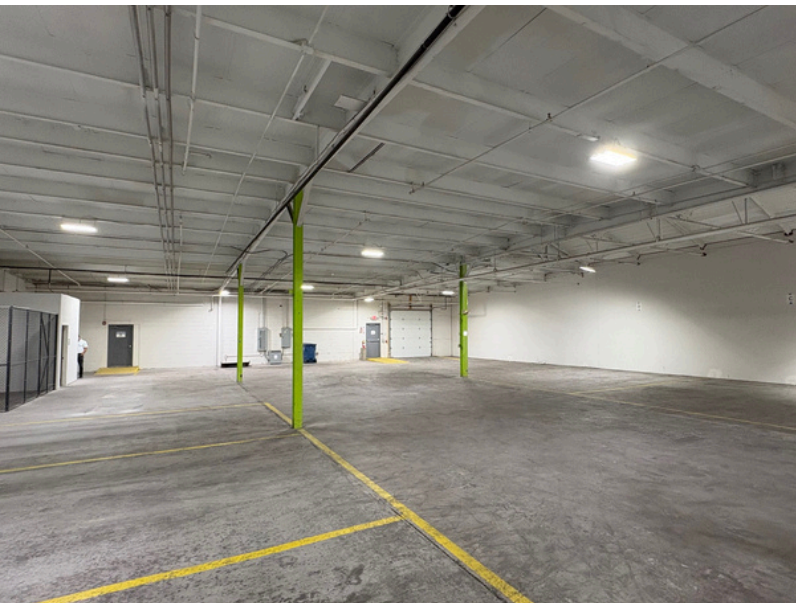
- Located directly next to Kelly Park walking trail, picnic benches and pedestrian bridge leading to Main Street and the SEPTA Chalfont train station
- Minutes to five points intersection in Montgomeryville where Route 202, 463 and 309 connect. Route 611 is approximately 10 minutes to the East.
- Downtown Doylestown is only approximately 10 minutes away with a wide variety of dining & bar options



FLOOR PLAN



PROPERTY PHOTOS



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LEASING & INVESTMENT | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
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