

2294

N. PENN ROAD
HATFIELD TOWNSHIP
MONTGOMERY COUNTY



FOR LEASE | 22,500 SF WAREHOUSE

The
Flynn
Company

THE FLYNN COMPANY
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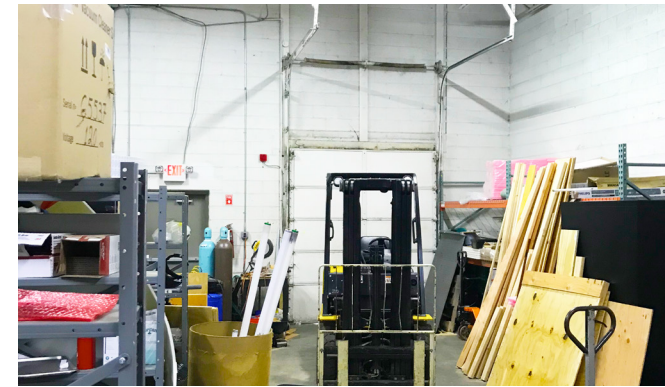
N. PENN ROAD
HATFIELD TOWNSHIP

AVAILABLE FOR LEASE

22,500 SF | WAREHOUSE & OFFICE SPACE

BUILDING SPECIFICATIONS

BUILDING SIZE	22,500 SF (225' X 100') <i>*CAN BE DEMISED TO (3) 7,500 SF UNITS (WOULD INCLUDE SEPARATE OFFICE AREA AND 1 LOADING DOCK)</i>
CEILINGS	16 FT CLEAR
LAND	3.592 ACRES
ZONED	LIGHT INDUSTRIAL
PARKING	49 ON-SITE SPACES
CONSTRUCTION	FIRE RESISTIVE 100% MASONRY WITH STEEL FRAME & STEEL DECK ROOF, 6" REINFORCED POUR CONCRETE
ELECTRICAL	225 AMP OF SERVICE TO ALL SECTIONS OF BUILDING
HVAC	GAS FIRED INDIVIDUALLY CONTROLLED UNITS FOR HEAT. ROOF MOUNTED COMBINATION UNITS FOR HEATING, VENTILATING, AND AIR-CONDITIONING IN EACH UNIT
WATER & SEWER	MUNICIPAL WATER & SEWER. SITE SERVED BY NATURAL GAS
SMOKE & FIRE DETECTION	HARD WIRED SYSTEM



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LOCATION

- » LOCATED IN THE LINE LEXINGTON INDUSTRIAL PARK
- » TWO CONVENIENT ACCESS POINTS TO ROUTE 309 THAT BOTH LEAD TO FULLY SIGNALIZED TRAFFIC INTERSECTIONS.
- » 5.5 MILES TO LANSDALE INTERCHANGE OF 476
- » CLOSE PROXIMITY TO SEVERAL POPULAR AMENITIES, INCLUDING WAWA, 7-ELEVEN, MCDONALDS, WALMART, DUNKIN' DONUTS, AND THE UPS STORE.



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

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