

# 2512 QUAKERTOWN ROAD P E N N S B U R G , P A



## STANDALONE INDUSTRIAL BUILDING FOR SALE OR LEASE

WITH EXCESS GROUND FOR STORAGE OR BUILD-TO-SUIT



- 102,480 SF WAREHOUSE BUILDING



- 18.75- ACRE SITE OFFERS FLEXIBILITY FOR **OUTSIDE STORAGE AND PARKING**



- APPROVED PLANS FOR AN APPROXIMATELY 166,000 SF WAREHOUSE BUILDING ON THE PARCEL.



### BUILDING FEATURES

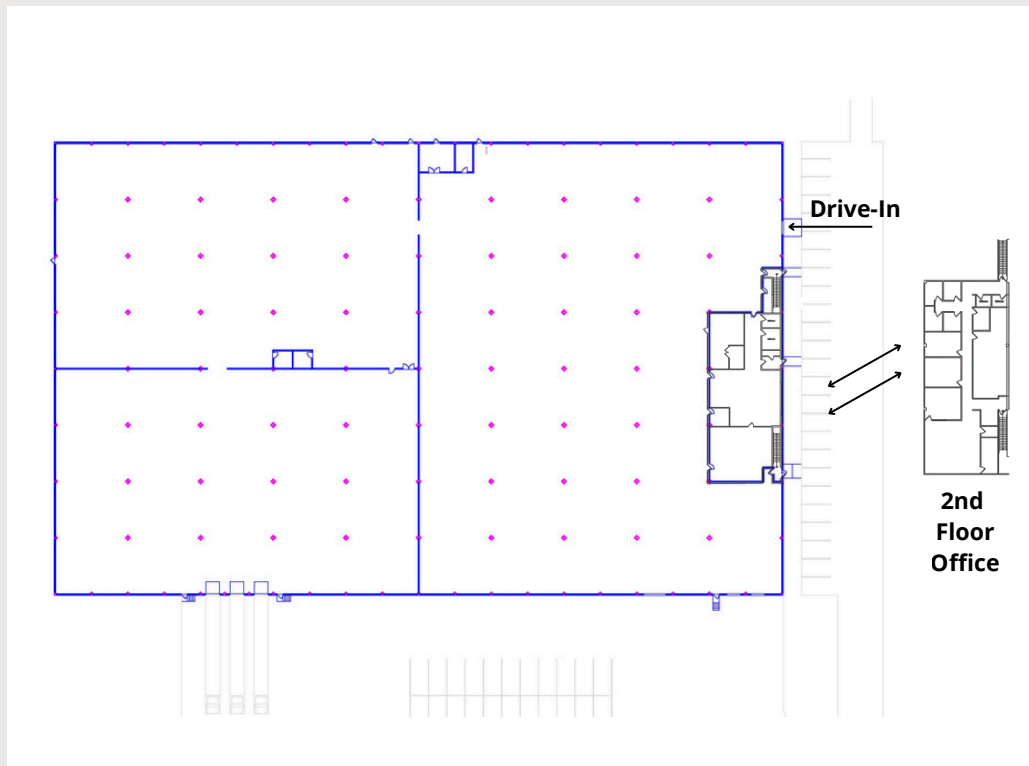
- 9 loading docks with potential for more
- One 16'w x 18'h drive in
- Well water, private septic system and propane gas
- Holding tank and pump sprinkler system
- 1,900 amps
- 22' clear at center, sloping to 17' 2"
- 40 x 30 column spacing

ADDITIONAL FEATURES

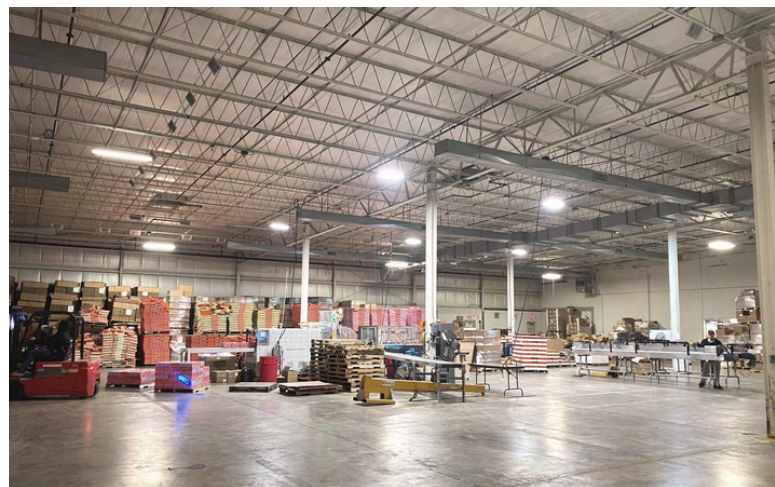


EXISTING FLOOR PLAN

- Approximately 2,500 SF two story space
- Located on Quakertown Road and can be accessed from John Fries Highway by a signalized intersection with Gerryville Pike.
- 6" concrete slab
- Metal roof
- LED lighting
- Zoned Light Industrial Commercial-1 in Upper Hanover Township



PROPERTY PHOTOS

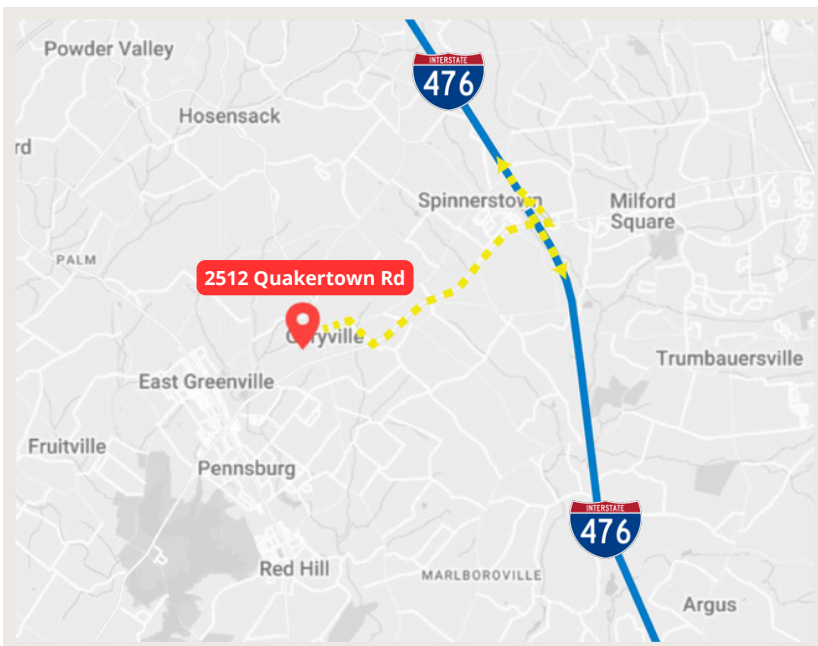
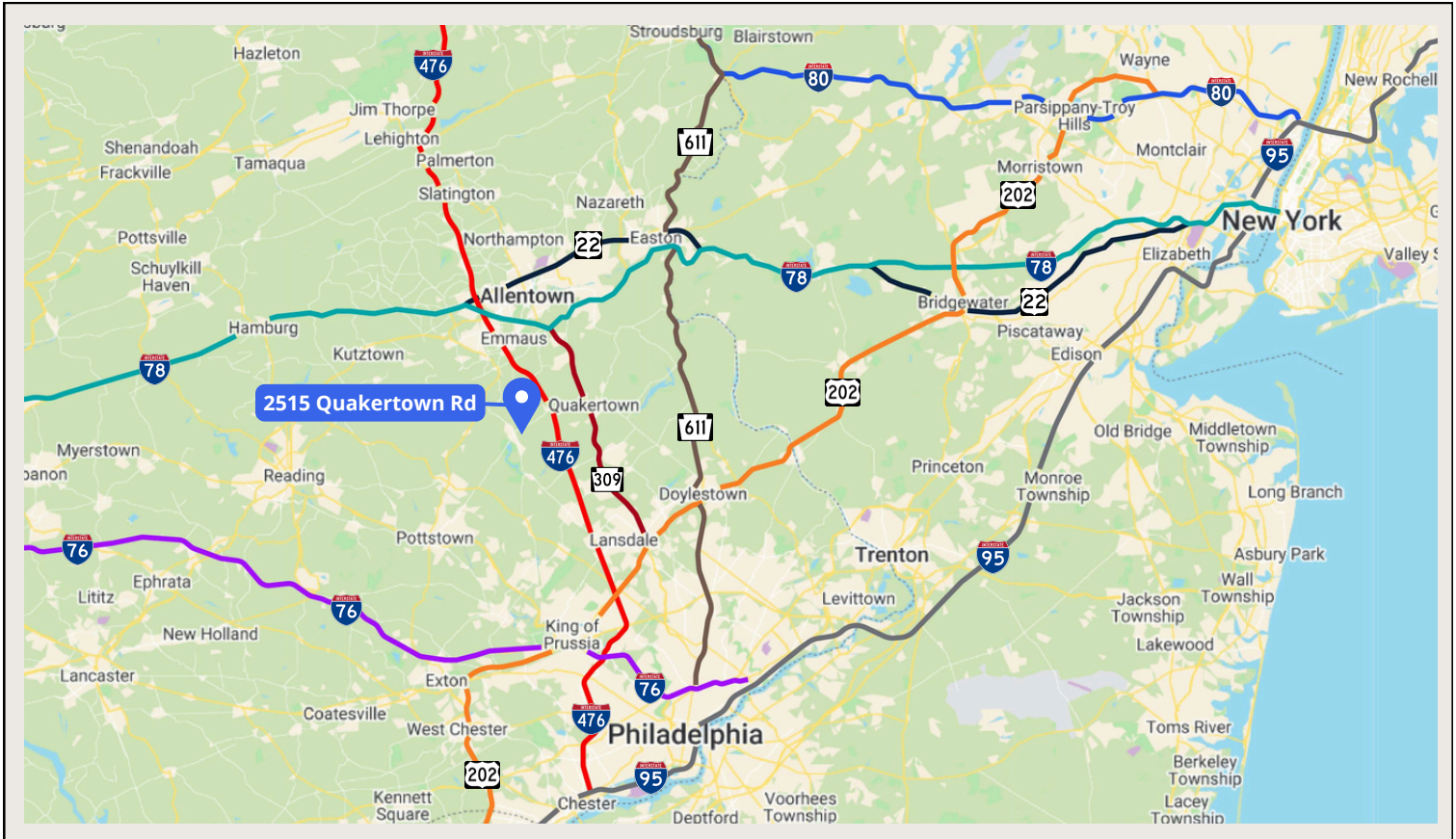


LOCATION



LESS THAN TWO HOURS FROM NEW YORK CITY AND NY/NJ PORTS VIA I-78

30 MINUTES FROM ALLENTOWN, PA



**Just 4 miles west of the I-476 Quakertown interchange, providing access north to Allentown, and south to Philadelphia.**

| Distance to....                  |            |
|----------------------------------|------------|
| <b>QUAKERTOWN INTERCHANGE</b>    | 4.0 miles  |
| <b>LEHIGH VALLEY INTERCHANGE</b> | 17.5 miles |
| <b>LVI AIRPORT</b>               | 21.6 miles |
| <b>FEDEX LEHIGH VALLEY HUB</b>   | 31.3 miles |
| <b>PHL AIRPORT</b>               | 54.1 miles |
| <b>TRENTON</b>                   | 58.9 miles |