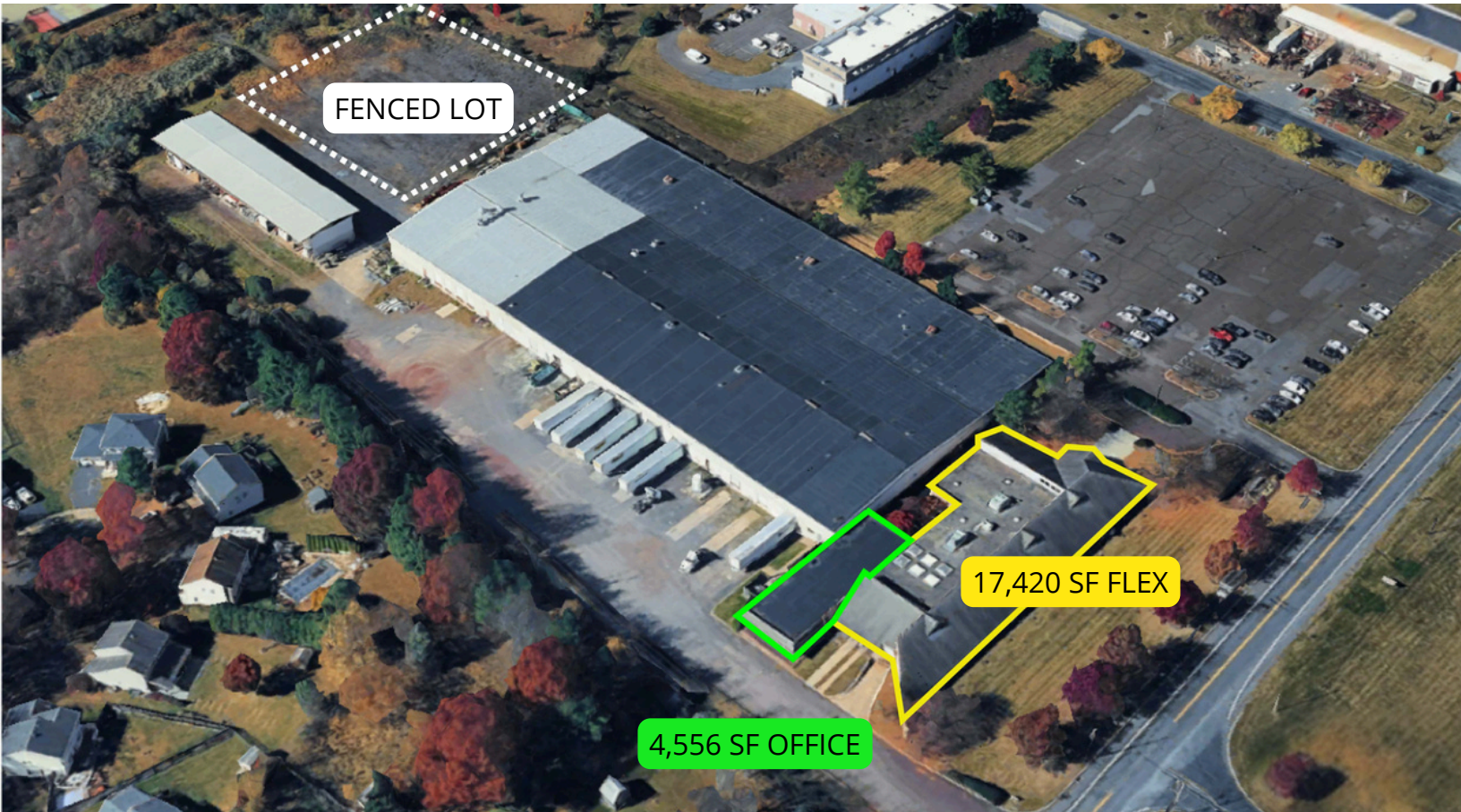


472 CALIFORNIA ROAD Quakertown, PA



FLEX SPACE FOR LEASE

- OFFICE SUITE: 4,566 SF
 - INDUSTRIAL FLEX UNIT: 17,420 SF
 - MULTIPLE DEMISING OPTIONS
 - PARKING: 236 SPACES WITH POTENTIAL FOR MORE
 - 2- ACRE FENCED LOT FOR OUTDOOR STORAGE/PARKING
- *units can be contiguous*

The
Flynn
Company

MICHAEL BORSKI JR, SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 120

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 118

ANDREW PANCOAST
APANCOAST@FLYNNCO.COM
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THE FLYNN COMPANY

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

UNIT FEATURES

OFFICE SUITE - 4,566 SF

- (6) Six Private Offices
- Training Room
- Kitchenette
- Private Bathrooms

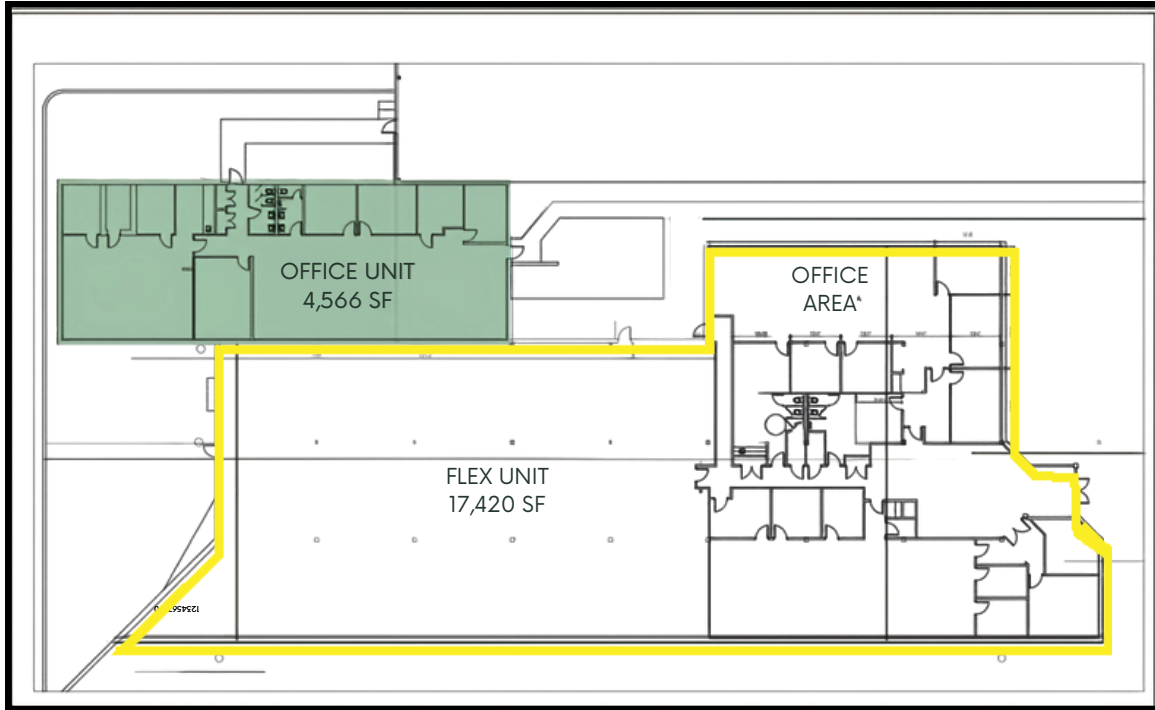


FLEX UNIT- 17,420 SF

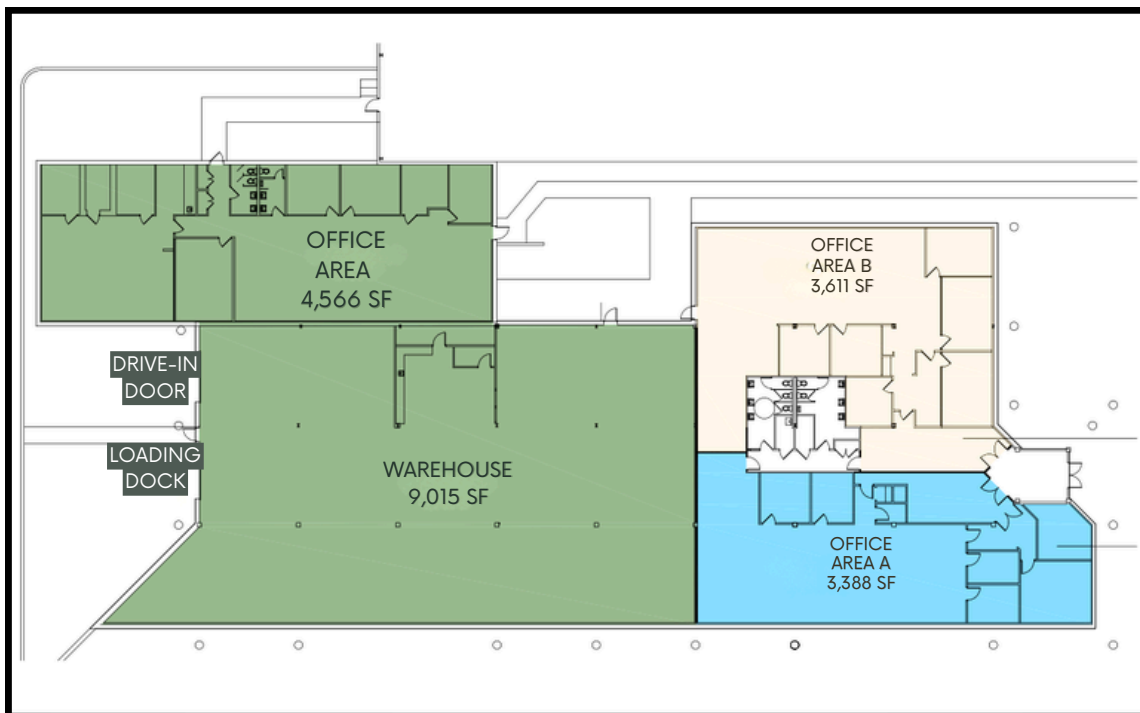
- Electric: - 3 Phase 480V + 120/208 Volt Available
- One Loading Dock
- One Drive-In Door
- Fully conditioned in warehouse
- Generally 10-11' Clear in warehouse
- ~50% Office/50% Warehouse



FLOORPLANS



Existing Floorplan



Potential Demising Option

LOCATION

- Just minutes from Route 309
- Close to many restaurants, shops and eateries
- Approximately 7 minutes to the Quakertown Interchange on of the Northeast Extension of the PA Turnpike (Exit 44)

