

FOR LEASE OFFICE FLEX

500 HORIZON DRIVE, SUITE 505, CHALFONT, BUCKS COUNTY, PA

10,415 SF

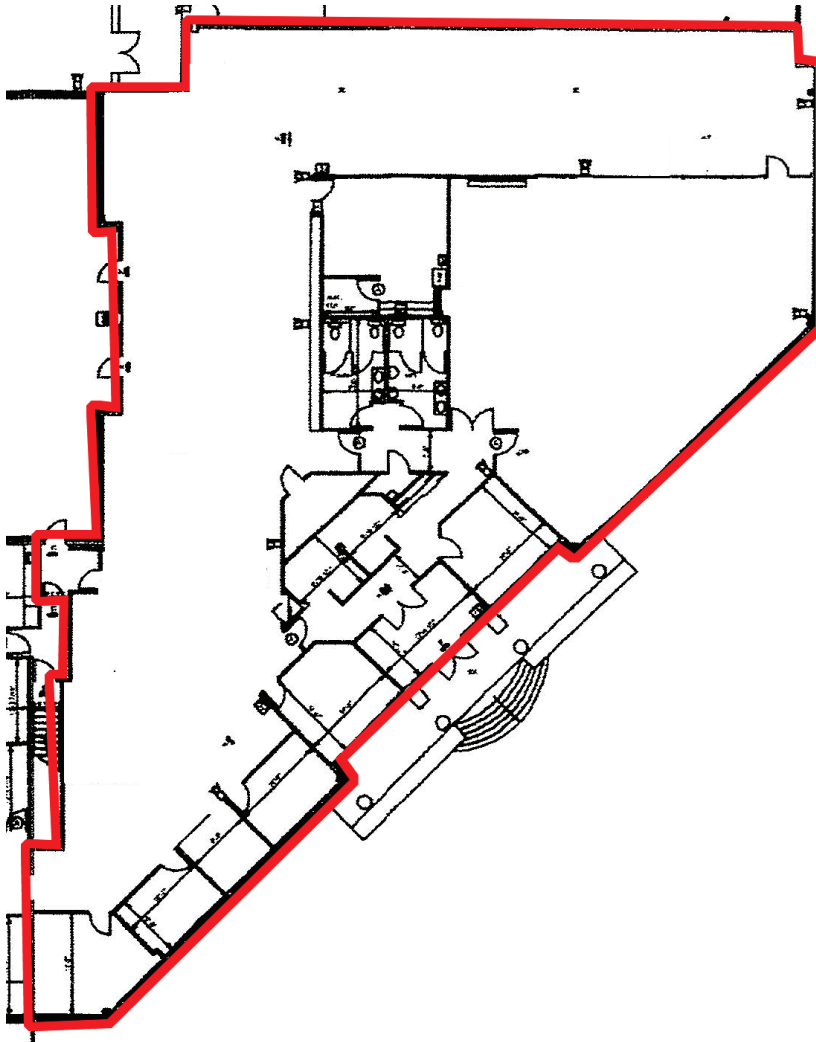


PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

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PROPERTY SPECIFICATIONS

Total Size: 10,415± SF (divisible)
Ceiling Height: 11' - 16' Clear
HVAC: Fully conditioned
Water: Public
Sewer: Public
Gas: Public
Municipality: New Britain Township
Zoning: C3-Commercial
Lease Price: \$23 PSF, plus utilities and cleaning

PROPERTY HIGHLIGHTS

- Flexible Floor Plan
- Fully Heat & Air Conditioned Space
- Easy Access To Both Bucks and Montgomery Counties
- 2 Minutes to Route 202 Bypass
- 4 Minutes to Route 309 and Montgomeryville
- 10 Minutes to Route 611 and Doylestown

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C3 - COMMERCIAL
PERMITTED USES

Medical Office
Veterinary Office
Professional Office
Medical & Pharmaceutical Sales Office
Public Recreational Facility
Private Recreation Facility
Private Club
Community Center
Multiple Building
Service Business*
Office Supplies & Equipment Sales/Service
Package Delivery Service
Photocopying Services
Wholesale Business
Wholesale Storage/Warehousing
Printing
Place of Worship**
Emergency Service Center**
Adult Day Care
Nursery School/Day Care Center
College Primary or Secondary School**
Commercial Trade School**
Personal Care Center*
Inpatient Drug & Alcohol Rehab Center**

* Conditional Use

** Special Exception

