

3245 State Road, Sellersville, PA

±45,000 SF Available



Prime location with quick
access to major roadways



Includes Dry Storage Space,
Cooler Space, and Freezer Space



Renovated in 2007

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Property Overview



- ▲ DOCK DOOR
- DRIVE-IN DOOR



±45,000 SF
Available

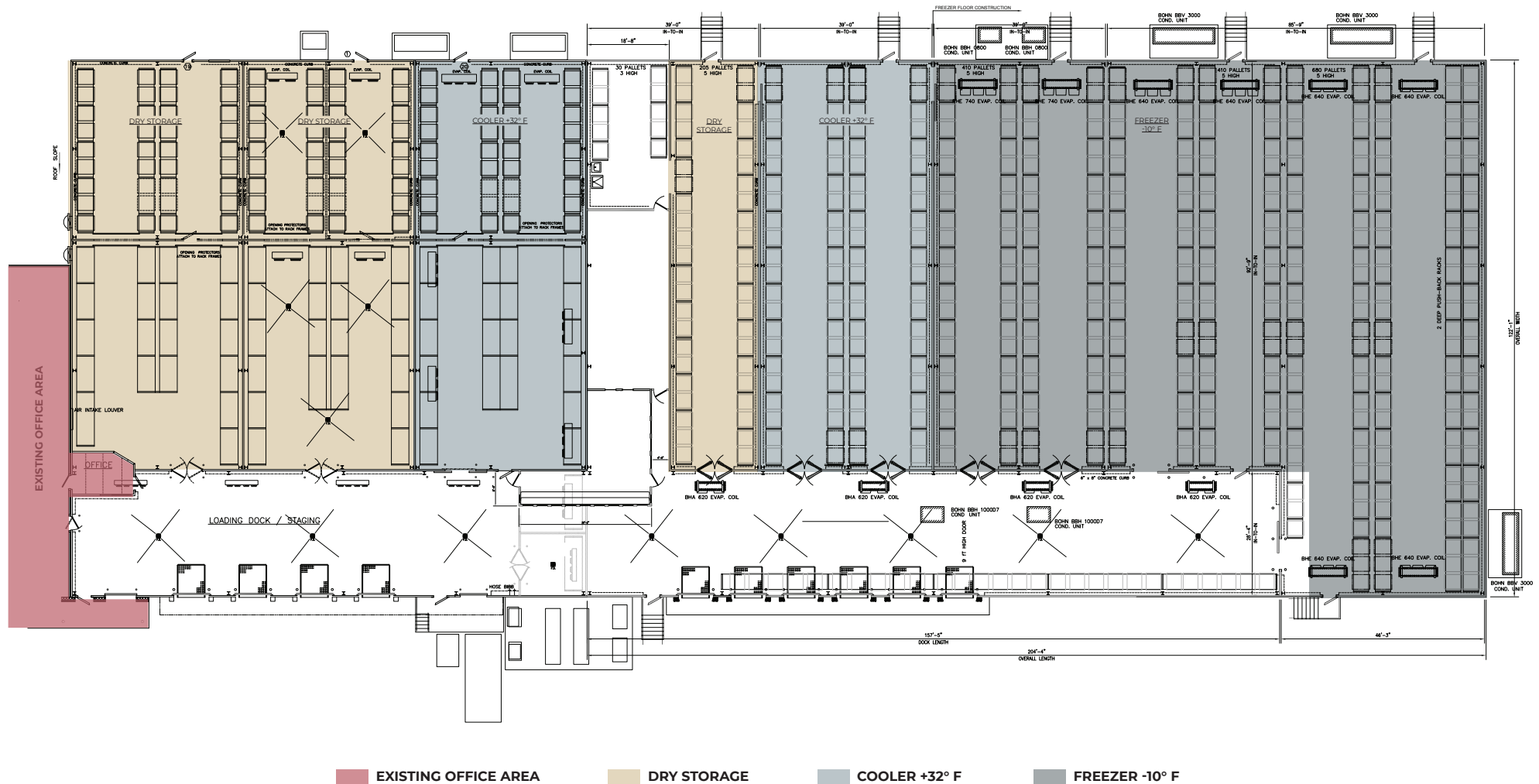
**PRIME
LOCATION**
with Quick Access
to Major Roadways

INCLUDES
Dry Storage Space,
Cooler Space, and
Freezer Space

RENOVATED
in 2007

**10 LOADING
DOCKS**
Equipped with Levelers
and Concrete Aprons

20'-35'
Clear Height



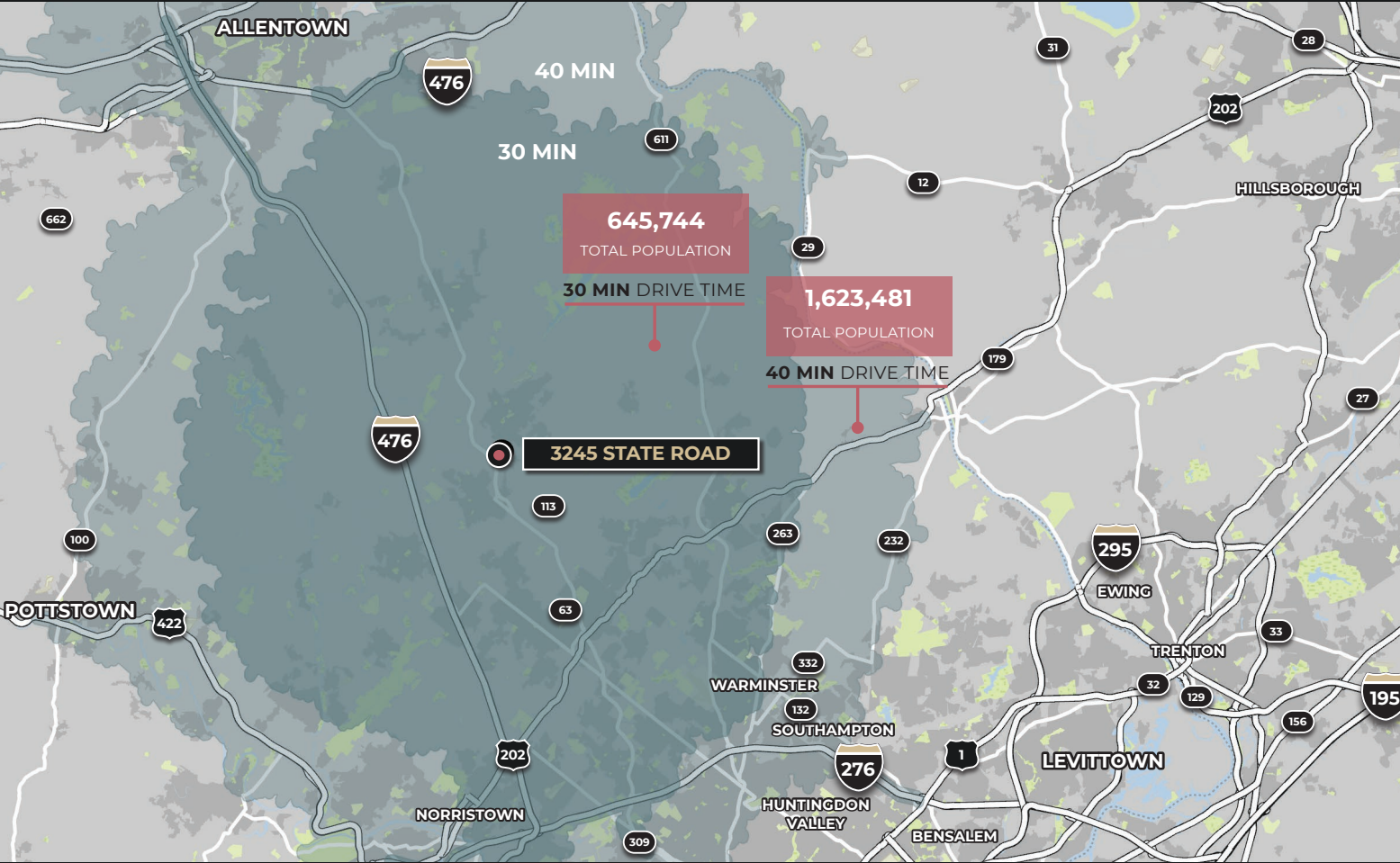
Premier Population Reach



WAREHOUSE WORKERS			
AVERAGE EARNINGS(HOURLY) \$17.54			
DRIVE TIME	2024 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
30 MIN	13,020	-4%	1,536
40 MIN	35,630	-4%	5,303

FORKLIFT DRIVERS			
AVERAGE EARNINGS(HOURLY) \$19.89			
DRIVE TIME	2024 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
30 MIN	1,181	51%	39
40 MIN	4,266	34%	754

MANUFACTURERS & FABRICATORS			
AVERAGE EARNINGS(HOURLY) \$19.41			
DRIVE TIME	2024 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
30 MIN	2,850	4%	796
40 MIN	6,586	-5%	1,508



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