



90
Hamilton Street



151,220 SF on 13.69 Acres
in Chalfont, PA

INDUSTRIAL PROPERTY AVAILABLE FOR SALE

PROPERTY INFORMATION

✓ **Total Property Size:**

151,220 Total Sq. Ft. (145,220 sq. ft. warehouse; 6,000 sq. ft. office)

✓ **Ceiling Heights:**

22' Ceiling Height

9'-10' drop ceiling in office area

✓ **Loading:**

Eight (8) loading docks with hydraulic levelers

Six (6) drive-in doors

Expansion Capability for an additional six (6) to ten (10) drive-in doors

✓ **Column Spacing:**

20' x 30'

✓ **Heating/Air Conditioned:**

Infrared heaters throughout warehouse

Office area fully climate controlled

✓ **Electric:**

480V/3-Phase

✓ **Structure:**

Reinforced concrete floors

Perimeter steel structure, non-load bearing masonry walls

✓ **Fire Protection:**

100% wet system protected

6" lateral for the sprinkler system and a 4" lateral for domestic service - supplied by Aqua of PA

✓ **Sewer:**

Chalfont/New Britain Sewer Authority

✓ **Gas:**

5" high pressure natural gas service supplied by PECO

✓ **Zoning:**

L-1 (Chalfont Borough)

✓ **Additional:**

Additional 6,000 sf vacant outbuilding situated in the parking lot.

The building has several features such as loading door and drive-in door.



90 Hamilton Street
Chalfont, PA

5 MILE RADIUS MARKET OVERVIEW

IN BUCKS COUNTY, PA



110,388
Population



141,975
Average Household
income



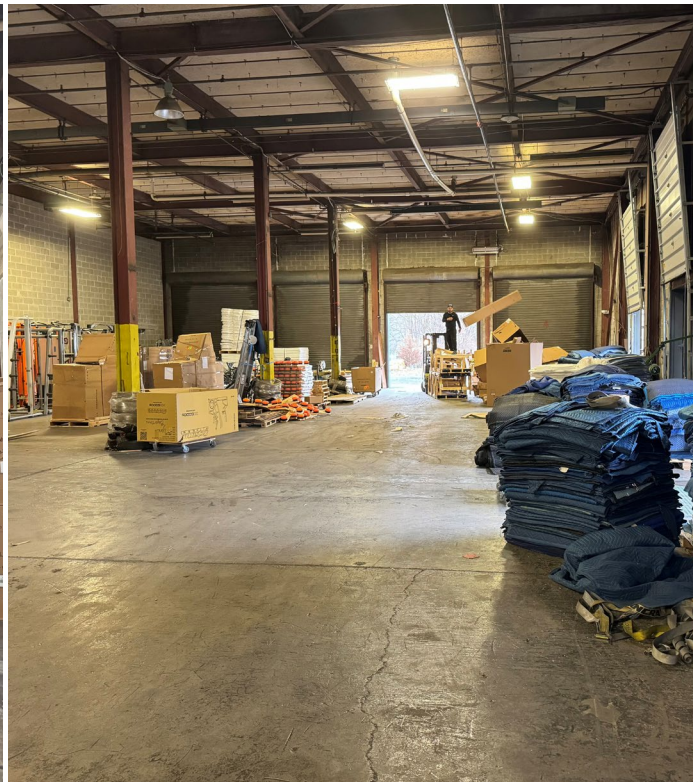
5,431
Businesses



59,831
Employees



ADDITIONAL IMAGES



STRATEGIC LOCATION

Located in close proximity to Route 202, less than 4 miles to Route 309, 10 miles to the I-476 Lansdale Interchange and approximately 13.5 miles from the I-276 Fort Washington Interchange, a key artery in southeastern PA. The property is situated about 30 miles north of downtown Philadelphia.



PRIMARY CONTACTS



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