

UPPER 611 INDUSTRIAL COMMONS



REPRESENTED BY
THE FLYNN COMPANY

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UNITS AVAILABLE FROM 3,200 - 26,600 SF
TOTALING 84,200 SF | FOR LEASE OR SALE

PROPERTY OVERVIEW

Location / Address	3637 Bedminster Road, Ottsville, PA 18942 Tinicum Township, Bucks County, PA
Parcel (APN)	44-011-008-003 44-011-008-004
Property Size	20.12 acres
Building Configuration	4 industrial / flex buildings, each with dedicated parking
Anticipated Delivery	Q2 2026
Rentable Area	Total rentable area of 84,200 SF with diverse floor plans to accommodate small to medium size businesses starting at 3,200 SF - to full building size of 26,000 SF
Parking	Total Provided Spaces: 144 spaces Standard spaces: 138 spaces ADA Spaces: 6 spaces

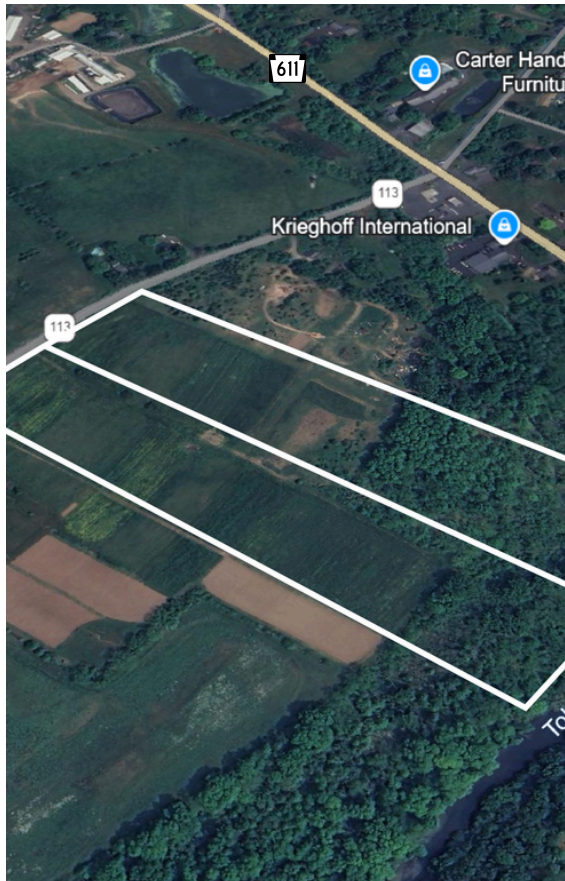


Phase 1 completion expected in Q2 2026!

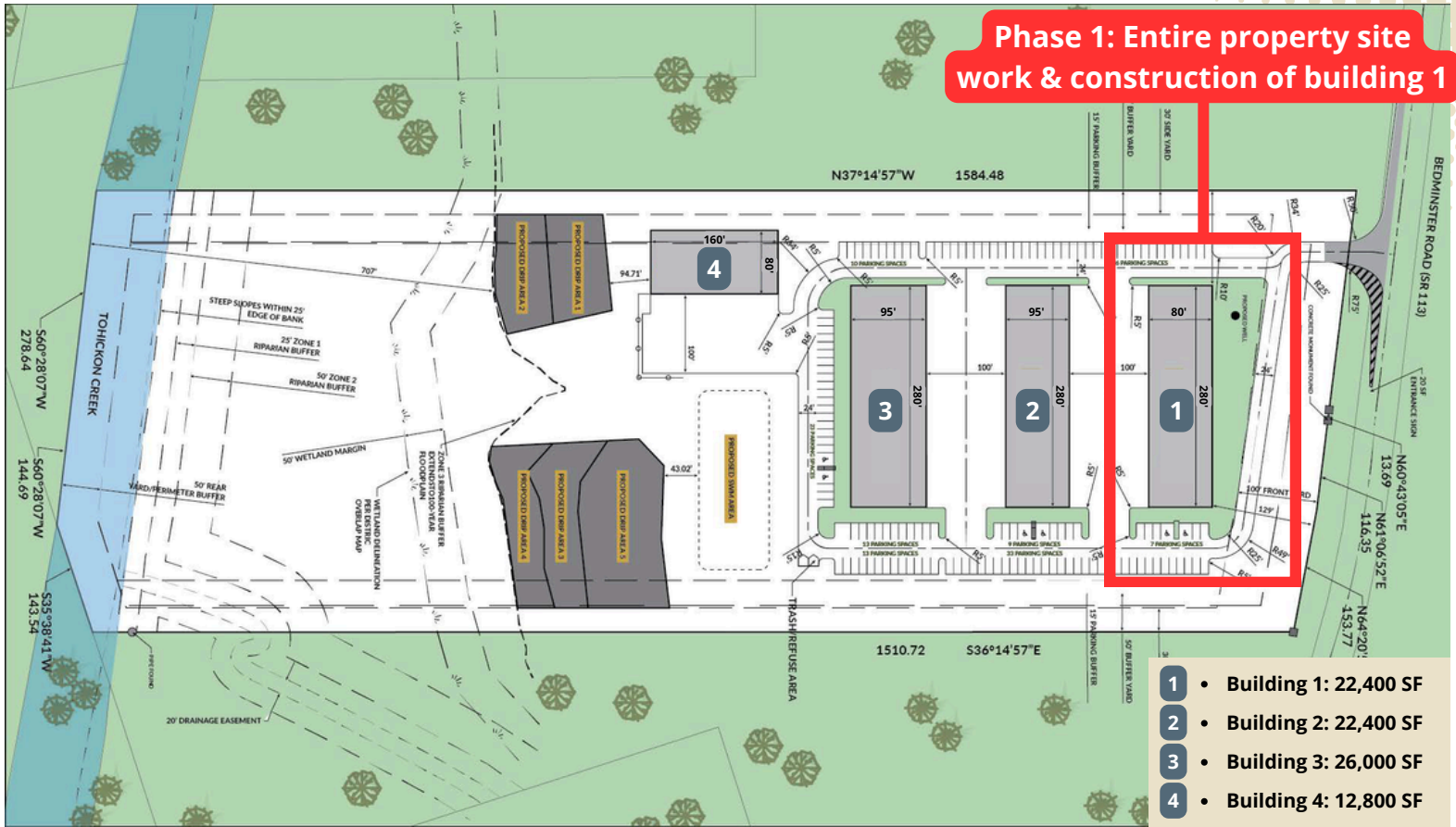
GENERAL BUILDING SPECS

Square Feet	84,200 SF	Water/Sewer Service	Private well water / private septic
Building Phases	4 - with deliveries expected Q2 2026	Parking Spaces	144 spaces
Acres	20.12 acres	Roof	Metal
Clear Heights	23'7" slanting to 17'4"	Heat	Propane
Slab Thickness	6" reinforced	HVAC	Mini splits systems
Overhead Doors	12' x 16'	Bathrooms	Within each units office space

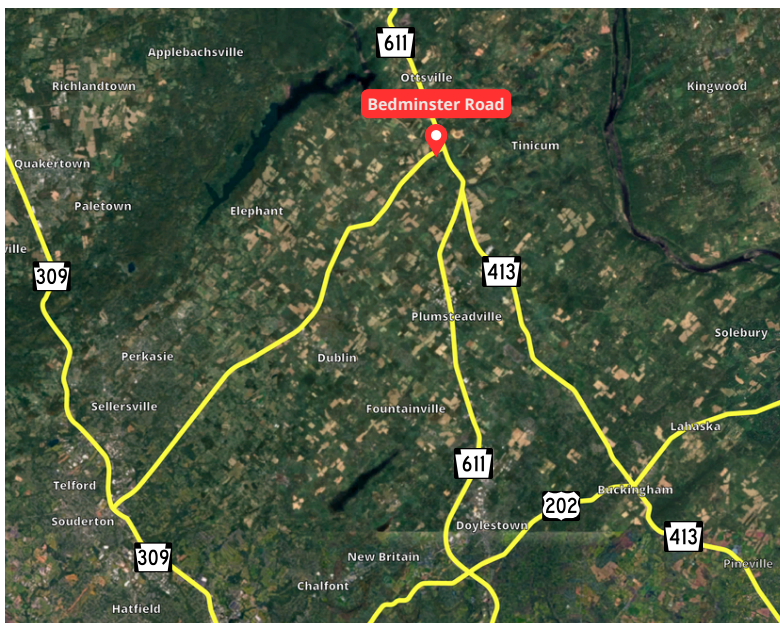
PROPERTY PHOTOS



SITE PLAN



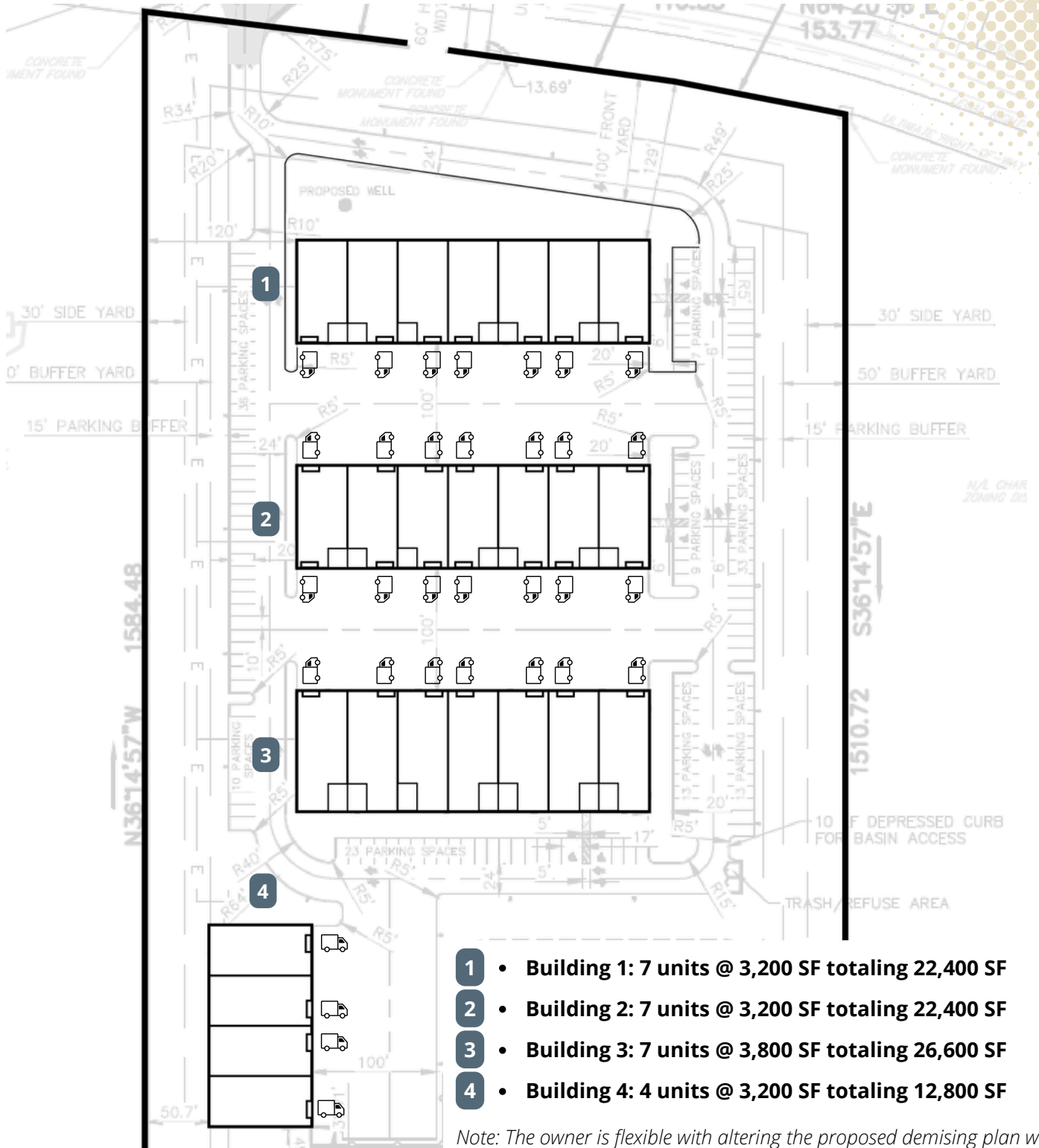
TRANSIT MAP



PARCEL MAP



PROPOSED DEMISING PLANS



- 1** • Building 1: 7 units @ 3,200 SF totaling 22,400 SF
- 2** • Building 2: 7 units @ 3,200 SF totaling 22,400 SF
- 3** • Building 3: 7 units @ 3,800 SF totaling 26,600 SF
- 4** • Building 4: 4 units @ 3,200 SF totaling 12,800 SF

Note: The owner is flexible with altering the proposed demising plan with specific unit sizes ranging from 1,600 SF to full building occupants