

FOR LEASE OFFICE FLEX

500 HORIZON DRIVE, SUITE 502, CHALFONT, BUCKS COUNTY, PA

12,176 SF

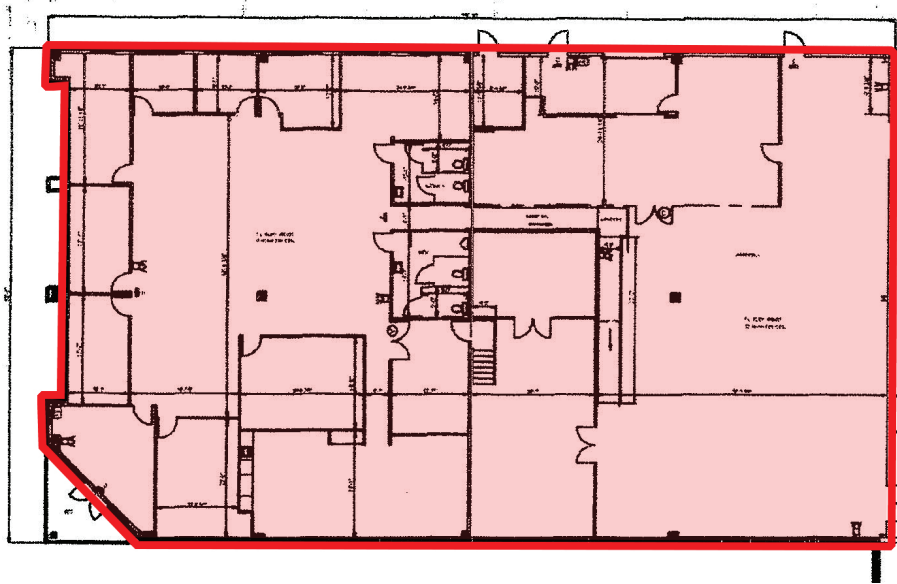


PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

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PROPERTY HIGHLIGHTS

- **Flexible Floor Plan**
- **16' Ceiling Heights**
- **Fully Heat & Air Conditioned Space**
- **One (1) Tailgate Door**
- **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**

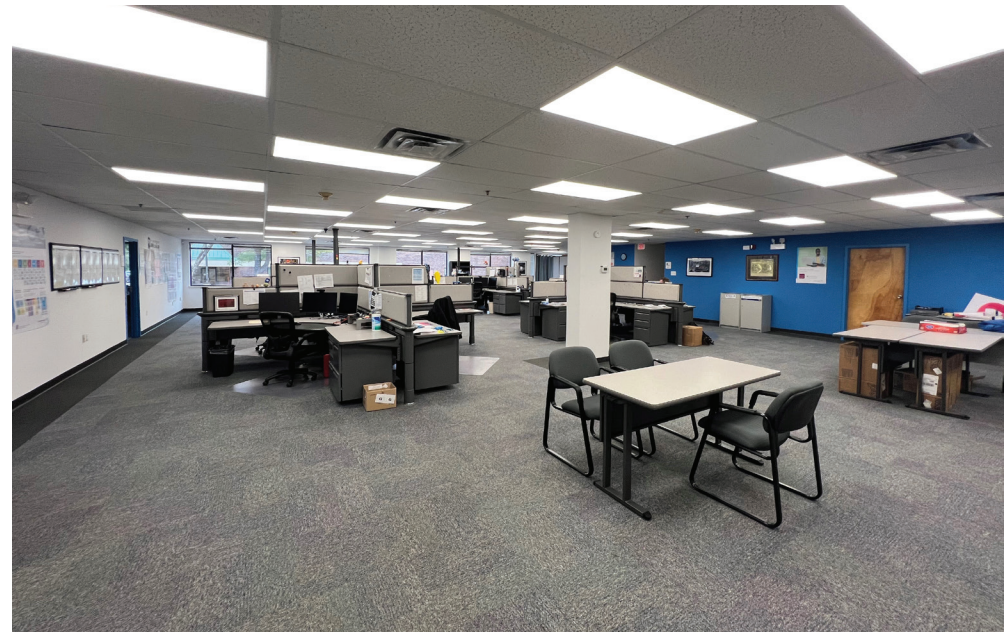


PROPERTY SPECIFICATIONS

Total Size: 12,176± SF (divisible)
Office Space: 6,416± SF
Warehouse/Work Shop Space: 5,760± SF
Warehouse Ceiling Height: 16' Clear
Loading Doors: One (1) Tailgate
Warehouse HVAC: Fully air conditioned
Water: Public
Sewer: Public
Gas: Public
Municipality: New Britain Township
Zoning: C3-Commercial
Lease Price:\$20 PSF plus electric, natural gas & cleaning

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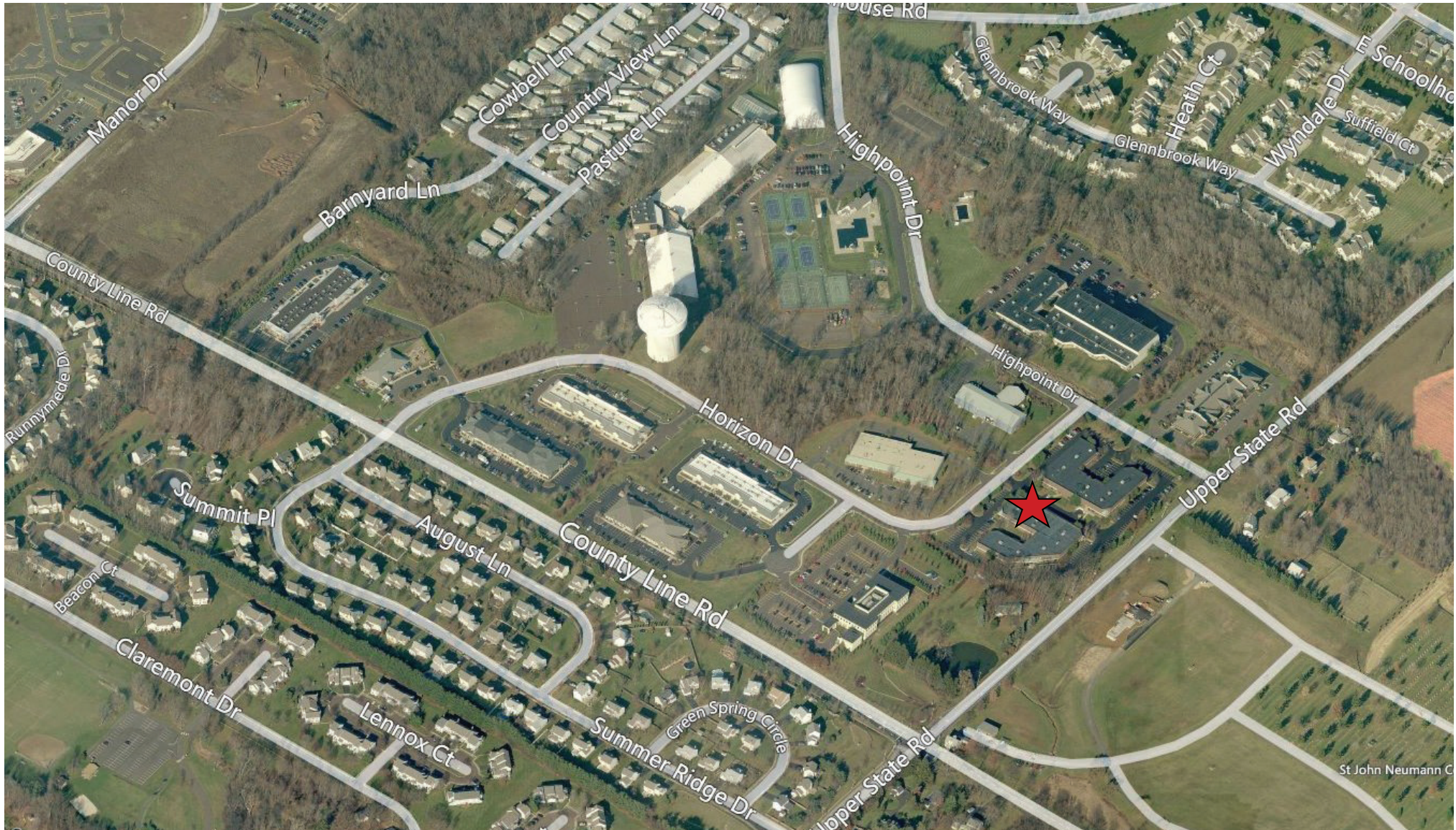
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**C3 - COMMERCIAL
PERMITTED USES**

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

