



1330 Industry Rd

1330 Industry Rd, Hatfield, PA 19440



John Swanson

CREA

2275 Bridge St, Suite B-101, Philadelphia, PA 19137

jswanson@commercialrealestateassociates.net

(267) 249-0619



1330 Industry Rd

\$9.50 /SF/YR

Free-standing 23,250 SF warehouse/office, 400 Amp 3-phase power, 4,885 SF A/C offices, bathrooms, conference room, breakroom, large warhouse bathrooms. Excellent condition. Move-in in 60 days or May 1st....

- Near the Lansdale Exist of the Northeast Extension, with convenient access to Philadelphia and South Jersey Markets via I-95, PA 309 and US 1.
- Single tenent building affords privacy, ease of access.
- Warehouse tailgate access on two sides of the warehouse.



Rental Rate:	\$9.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	23,250 SF
Year Built:	1980
Taxes:	\$0.11 USD/SF/MO
Operating Expenses:	\$0.09 USD/SF/MO
Rental Rate Mo:	\$0.79 /SF/MO

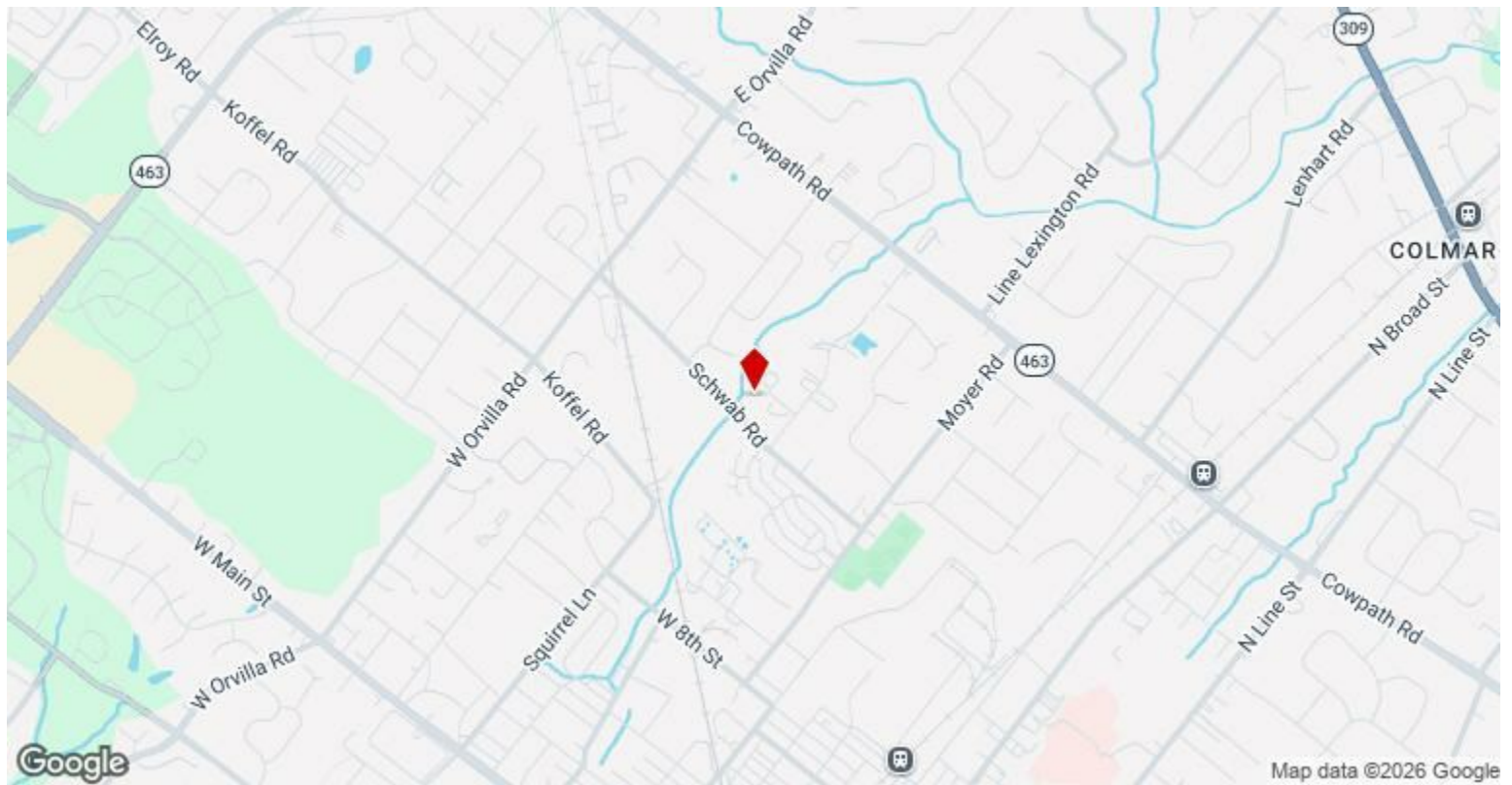
1st Floor

Space Available	23,250 SF
Rental Rate	\$9.50 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Office Size	4,885 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years

Positioned within the Hatfield Lansdale Industrial Center, 1330 Industry Road offers a modern, single-story warehouse/manufacturing facility totaling 23,250 square feet. Located just off the Lansdale exit of the PA Turnpike (Northeast Extension), the property provides seamless access to I-95 and US Route 1, enabling efficient distribution to the Philadelphia and South Jersey markets. The building features two tailgate loading docks and one drive-in door, supporting flexible logistics operations. With a minimum clear ceiling height of 16 to 18 feet, the space accommodates a range of industrial uses. The facility includes 4,885 square feet of office space, five restrooms, and is equipped with a wet sprinkler system, fluorescent lighting, and 400-amp electrical service. Heating is provided via propane gas, and the property is connected to public water and sewer systems. Parking for approximately 20 vehicles is available on-site.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
ESCA Blast	-	
Hankin Management	-	
P N' J Industries Inc	-	



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Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Interior Photo



Interior Photo

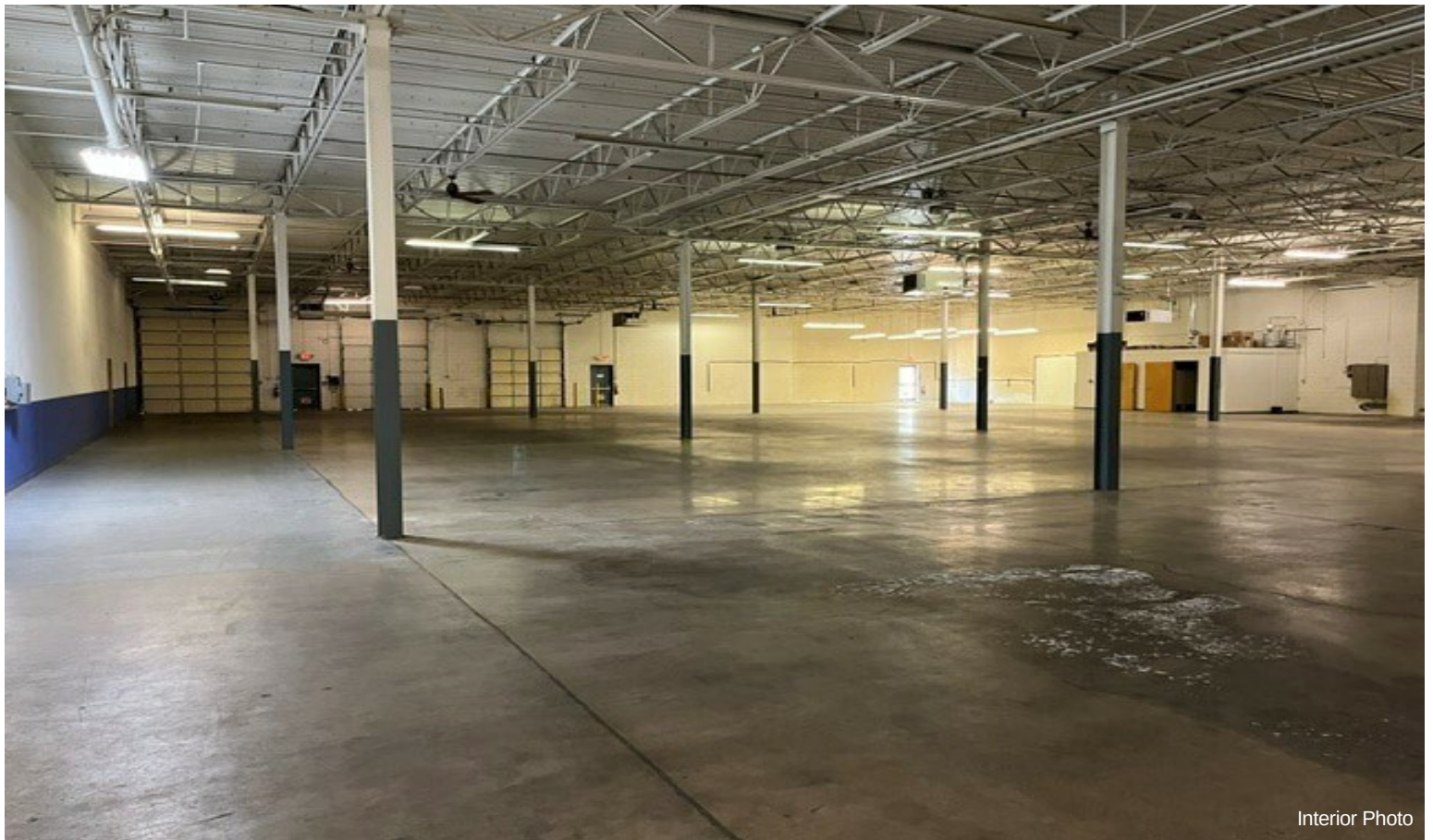
Property Photos



Property Photos



Building Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo