



4355 COUNTY LINE ROAD
CHALFONT, PA

INDUSTRIAL / WAREHOUSE SPACE
AVAILABLE FOR LEASE

| 26,615 SF

4355 COUNTY LINE ROAD HIGHLIGHTS

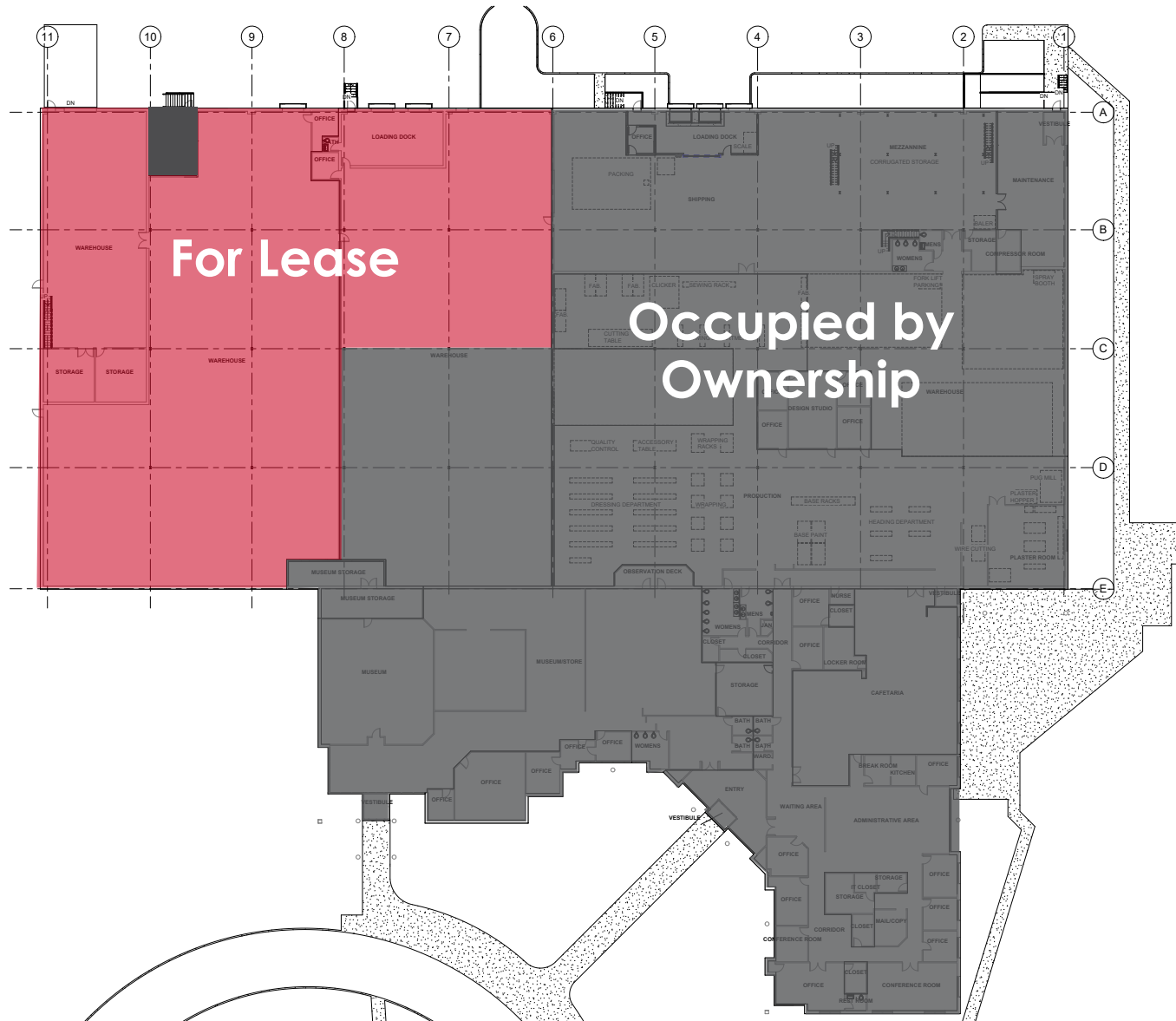
- **BUILDING SF:**
94,706 SF
- **AVAILABLE SF:**
26,615 SF for lease
- **COLUMN SPACING:**
44'6" x 39'
- **CEILING HEIGHTS:**
15'-18'6"
- **DRIVE-INS:**
1 Drive-In (12'w x 14'h)
- **LOADING DOCKS:**
3 Loading Docks with levelers
(2: 8'w x 8'h, 1: 8'w x 10'h)
- **ZONING:**
Industrial Zoning (New Britain Township)
- **FIRE PROTECTION:**
Full Wet Sprinkler System
- **HEATING/COOLING:**
Gas heat throughout and AC
in 6,900 SF
- **BATHROOMS:**
1 bathroom
- **POWER:**
3 phase 200a power
- **PARKING:**
20-25 Spaces with 1 Handicap
- **UTILITIES**
Natural gas
Public sewer
Public water
Verizon available on site



ADDITIONAL PHOTOS



FLOOR PLANS





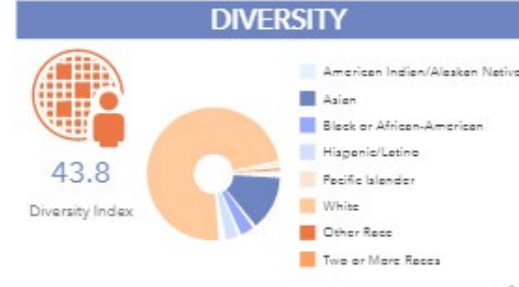
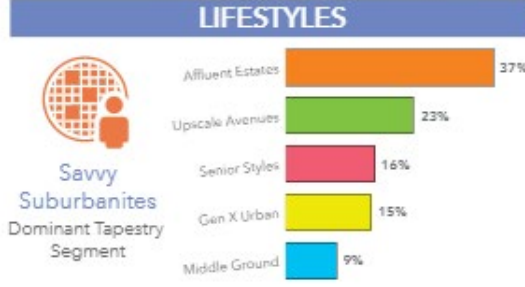
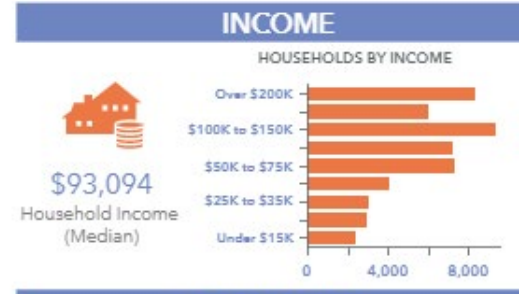
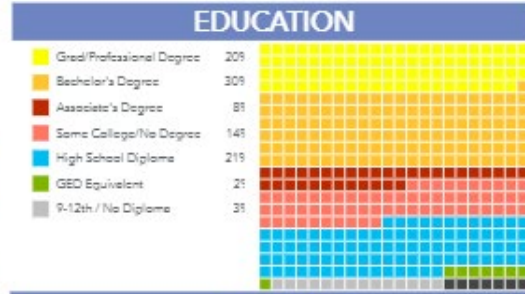
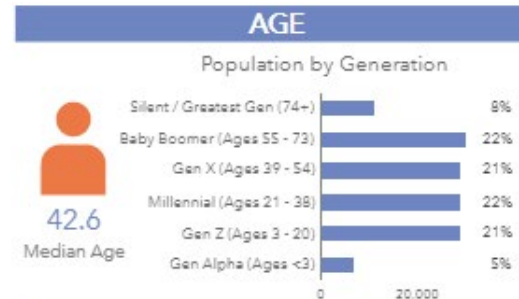
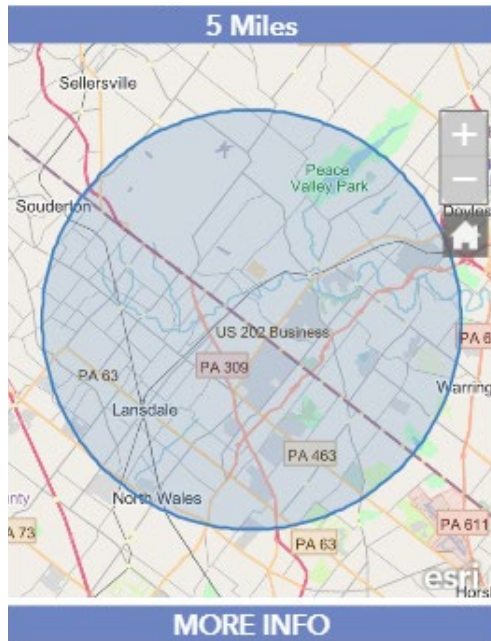
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LOCATION

This property is located in Chalfont, Bucks County, Pennsylvania and is in close proximity to Routes 309, 202 and I-476 and I-276.

DEMOGRAPHICS



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