

FOR SALE INDUSTRIAL FLEX

6181 Kellers Church Rd, Plumsteadville, Bucks County, PA

PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT

5,960± SF CONDOMINIUM

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY:

Penn's Grant Realty Corporation - 2005 S Easton Rd, Ste 306, Doylestown, PA

GARY FUNK

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PROPERTY SPECIFICATIONS

Total Size: 5,960± SF
 Office Area: 2,000± SF (Two Floors)
 First Floor Office Space: 1,000± SF
 2-3 private offices, kitchenette, conference room
 Bathrooms: One (1)

 Second Floor Office Space: 1,000± SF
 Three (3) private offices, kitchenette, conference room, admin area
 Bathrooms: One (1)
 HVAC Office: Gas forced hot air with central air

 Warehouse Size: 3,000± SF
 Bathrooms: One (1)
 Warehouse Heating: Gas Radiant
 Warehouse Ceiling Height: 18' Clear
 Drive-In Doors: Two (2) - 12'x14'
 Electric Power: 200 amp, 220v, 3-Phase

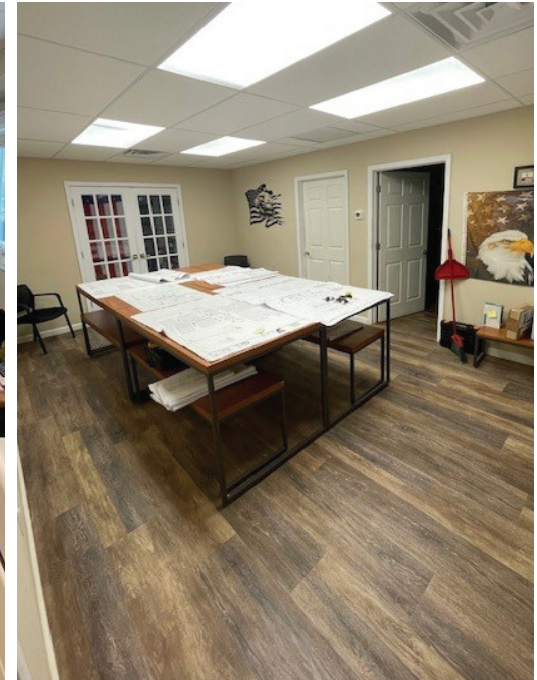
 Mezzanine Space: 960± SF
 Two Private Offices and Conference Room, Storage Area

Floors: Concrete
 Walls: Warehouse structure is a combination of masonry walls with steel columns and beams. Office structure is dryvit over frame
 Roof (2009): Standing Seam Metal
 Year Built: 2000
 Parking: 13+ Spaces
 Water: Public (Included in condo fee)
 Sewer: Public (Included in condo fee)
 Utilities: PECO (gas & electric)
 Municipality: Plumstead Township
 Zoning: LI - Light Industrial
 Tax Parcels: 34-004-007-004-001
 Real Estate Tax Assessment: \$52,080
 Real Estate Taxes (2025): \$7,147.22
 Condo Fee: \$8,100/year
 Sale Price: \$975,000

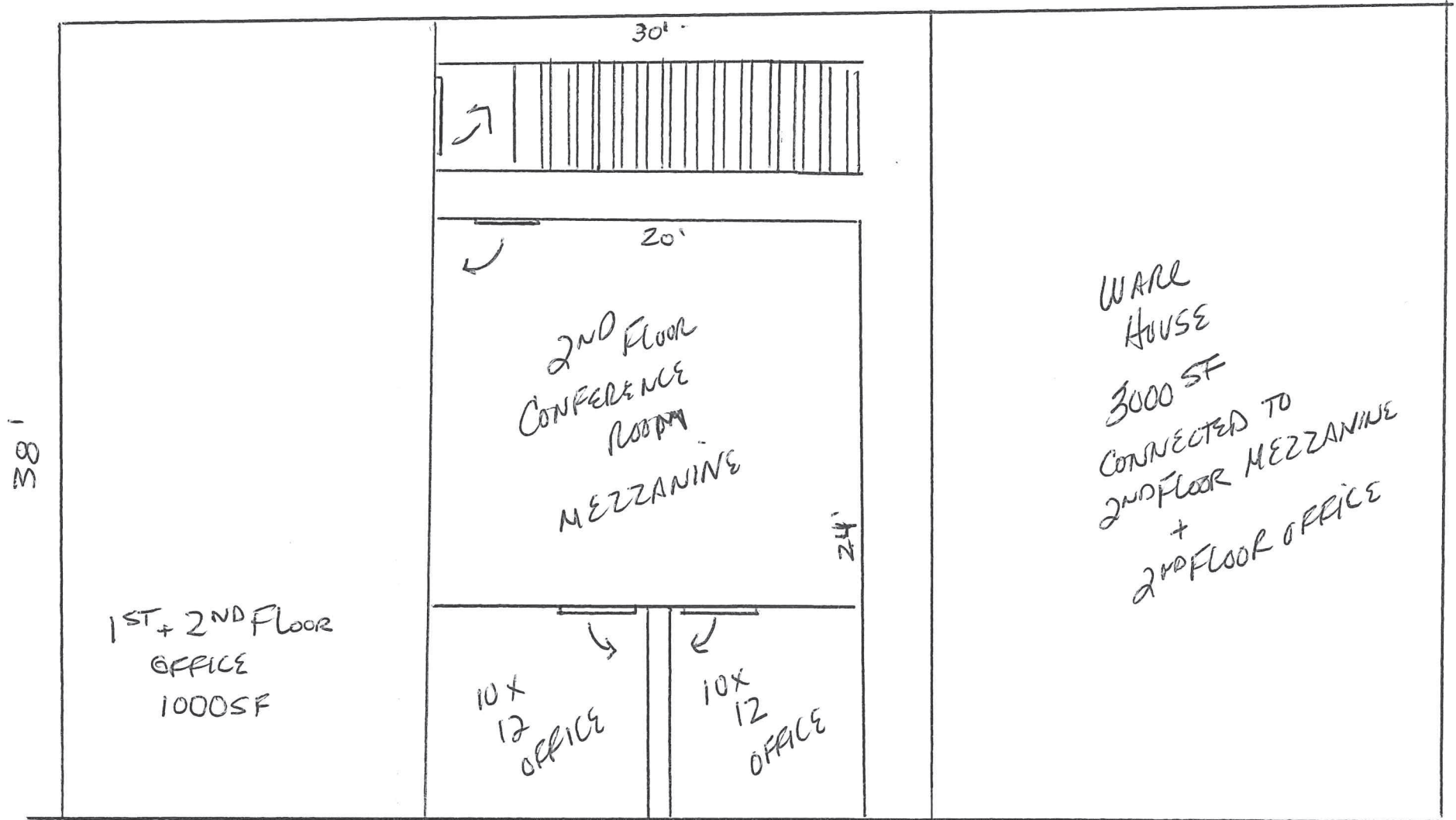


INVESTMENT HIGHLIGHTS

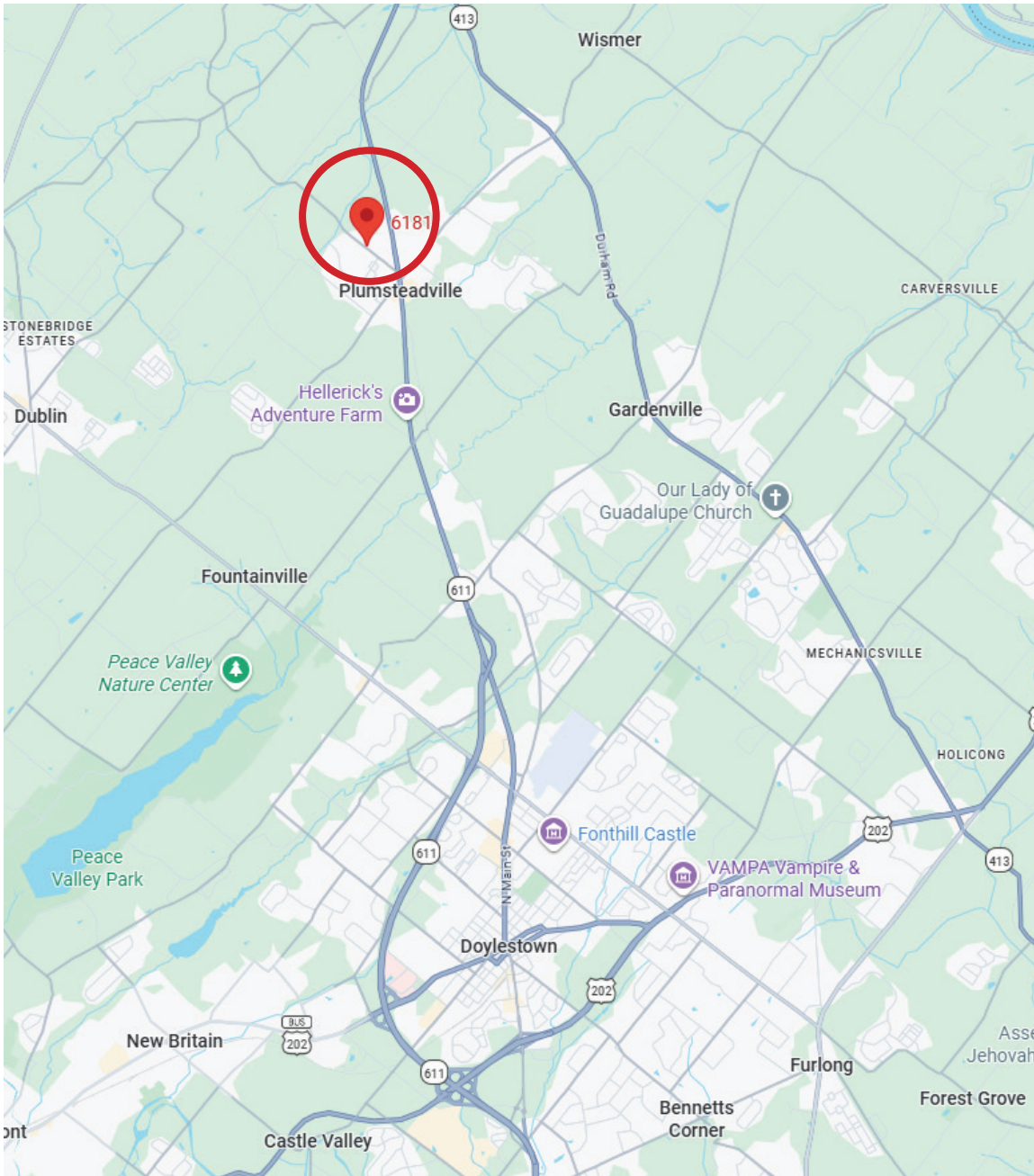
- **Rare Opportunity to Obtain Small Industrial Flex Space In Central/Upper Bucks County**
- **End Unit with Prominent Entrance Location Into Plumstead Commons Industrial Complex**
- **Built in 2000 - In Excellent Condition**
- **Ideal Contractor Location with Office & Shop Space**
- **Located Just off Route 611 (Easton Rd) with Easy Regional Connectivity to I-78, Route 309, and I-276**
- **Easily Divided to Create Rental Income**



73'



2nd Floor Office Area with Mezzanine



Distance To Surrounding Areas

Doylestown, PA	6 Miles
Quakertown, PA	14 Miles
I-276	22 Miles
Easton, PA	25 Miles
I-78	27 Miles
Trenton, NJ	27 Miles
Allentown, PA	31 Miles
Bethlehem, PA	31 Miles
I-476	37 Miles
Philadelphia, PA	45 Miles
Newark, NJ	55 Miles
Wilmington, DE	70 Miles
New York City	78 Minutes

Industrial Zoning Permitted Uses

- Manufacturing
- Research
- Warehouse
- Contractor
- Automotive Service or Repair
- Repair Shop
- Commercial, Public Recreation Facility
- Indoor Athletic Club
- Laundry
- Commercial Swim Pool
- Municipal Building
- Medical Office
- Office
- Day Care Center
- Veterinary Office
- Hookah Lounge or Vape
- Store
- Agricultural Retail
- Commercial or Trade School
- Motor Vehicle Rental
- Crafts
- Vending Machines

Conditional Uses

- Truck Terminal
- Fuel Storage

Permitted by Special Exception

- Emergency Services
- Adult Commercial
- Fuel Storage & Distribution
- Mini-warehouse