



INDUSTRIAL PROPERTY FOR SALE OR LEASE

43,000 SF on 4.27 AC

174 Holly Rd

Gilbertsville, PA 19525



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Size:** 43,000 SF
- **Ceiling Heights:** 17'-21'
- **Drive-ins:** Three (3)
- **Loading Docks:** One (1)
- **Column Spacing:** 67.25 x 23
- **Power:** 225 amps, 3 phase, 480/277 v
- **Zoning:** GC (General Commercial)
- **Security:** Fully Fenced and Secured with a Gate
- **Water:** Well
- **Sewer:** Public
- **Gas:** Natural
- **Location:** This property is strategically situated along Route 100 in Gilbertsville, PA.



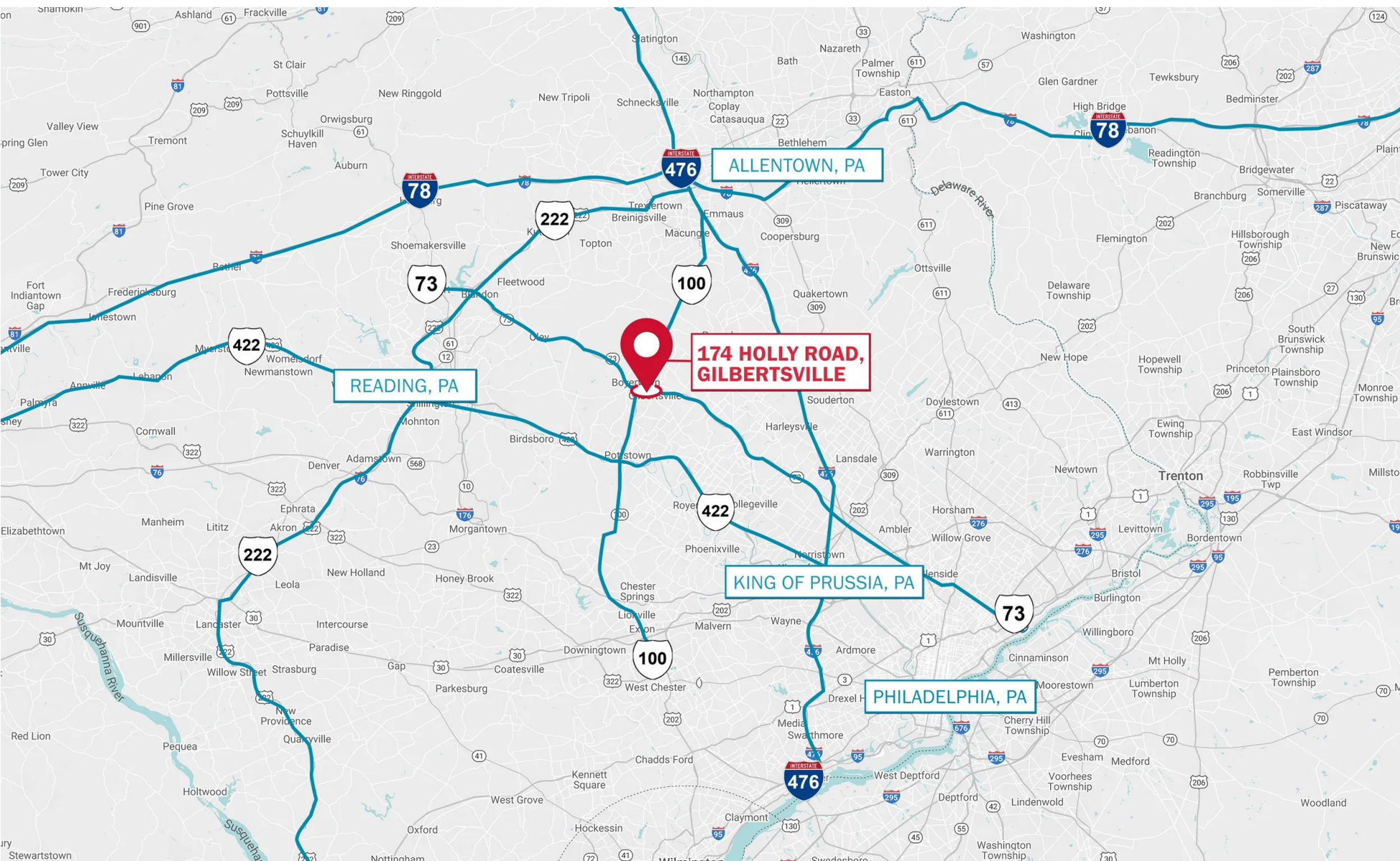
ADDITIONAL PHOTOS



BUILDING B



LOCATION MAP



NEARBY BUSINESSES

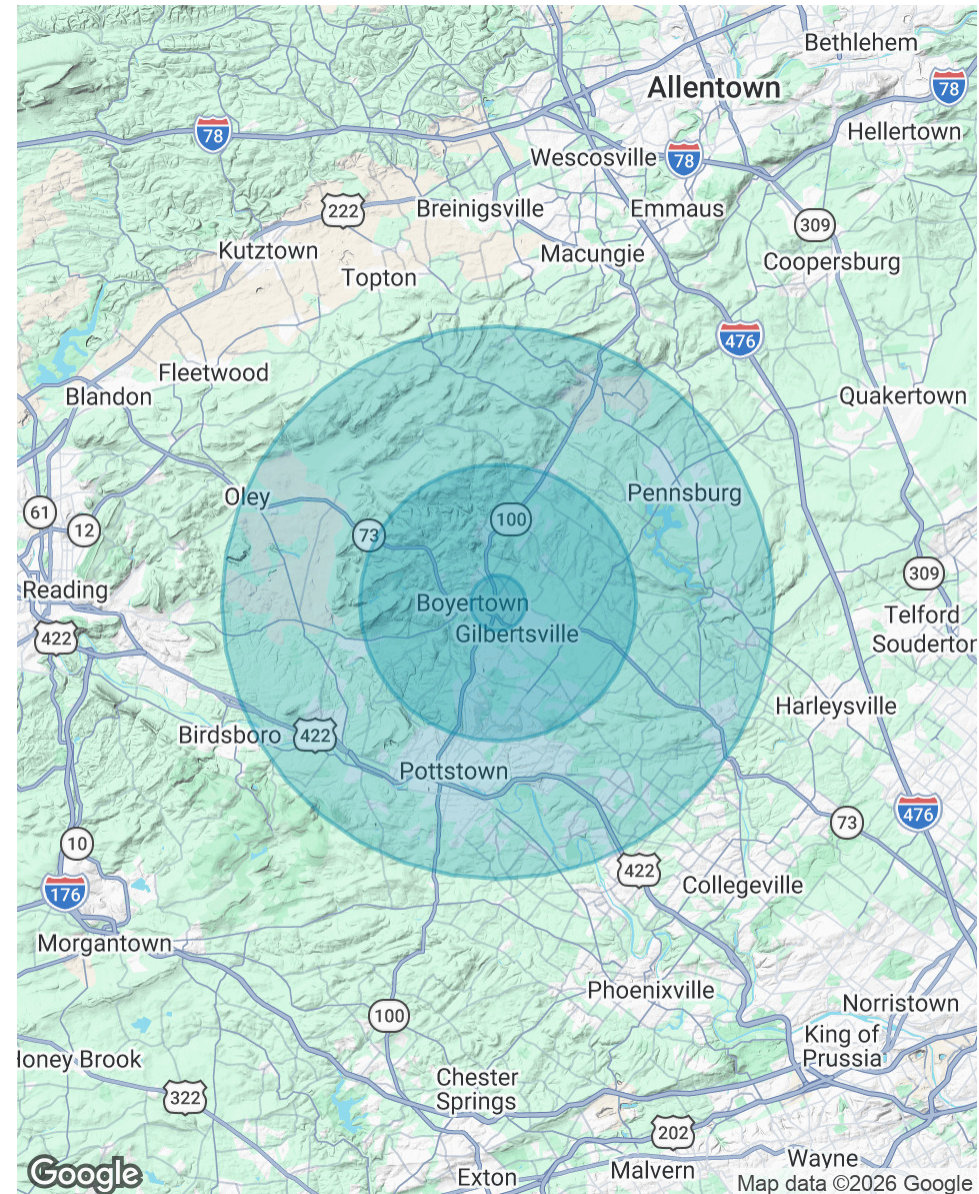


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,947	50,147	207,596
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,513	18,901	79,894
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$98,965	\$127,850	\$123,531
Average House Value	\$280,710	\$343,759	\$349,575

2020 American Community Survey (ACS)



PRIMARY CONTACTS



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