

CLASS "A" OFFICE BUILDING

160 NEW BRITAIN BLVD, CHALFONT, BUCKS COUNTY, PA



FOR SALE

OWNER USER / HEADQUARTERS OPPORTUNITY

58,382± SF Industrial/Office Zoned Building on 8± Acres

PRESENTED BY:
PENN'S GRANT REALTY
Corporation

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160 New Britain Blvd, Chalfont, Bucks County, PA



160 New Britain Blvd, Chalfont, PA is a ±58,382 SF corporate headquarters facility constructed in 2020, situated along the County Line Road / Route 309 corridor in New Britain Township, Bucks County. Located in the northern suburbs of Philadelphia, the property offers excellent regional connectivity and convenient access for corporate, office, and flex users. The 8.0-acre site is zoned IO (Industrial/Office), providing long-term operational flexibility for a variety of occupier types.

The building features a modern, highly functional layout designed to meet today's workplace needs. Expansive window lines deliver abundant natural light throughout, complemented by high-end finishes and an outstanding amenity package including a fitness center with locker rooms, dedicated recreation space, cafeteria, and outdoor basketball court. These amenities support employee recruitment and retention while fostering a strong workplace culture.

The property includes a 600kW diesel backup generator, representing a \$500,000 capital investment, providing power redundancy and operational continuity for uptime-sensitive users. Constructed in 2020, the building carries no deferred maintenance, enabling an owner-user to step into a newly built facility and bypass the multi-year planning, entitlement, and construction process that would be required to deliver a comparable modern building.

PROPERTY SPECIFICATIONS

Total Land Area:	8.0± Acres
Building Size:	Two-story 58,382± sq. ft. building
• First Floor:	29,325± SF
- West Wing (Pod 1):	10,449± SF
- East Wing (Pod 3):	10,449± SF
- Common Area:	8,427± SF
• Second Floor:	29,057± SF
- West Wing (Pod 2):	10,345± SF
- East Wing (Pod 4):	10,345± SF
- Executive Offices:	2,202± SF
- Common Area:	6,165± SF
Year Originally Built:	2020
Elevators:	Two (2)
Stairwells:	Three (3)
Sprinkler System:	100% Wet System
HVAC:	Trane System, BCI-R Roof Top (4 Units, Cabinet Style)
Power:	3-Phase , 208/120V, 1200 Amps (Heavy Power)
Back-up Power:	One (1) 600kw CAT, Diesel
Parking:	301 Spaces (5.16 Spaces per 1,000 SF)
Electric:	Natural Gas (PECO)
Water:	Public (North Penn Water Authority)
Sewer:	Public (New Britain Sewage Authority)
County:	Bucks
Municipality:	New Britain Township
Zoning:	IO - Industrial Office District
Tax Parcel Numbers:	26-001-103.001
Property Taxes:	\$141,580 (2026)
Total Taxable Assessment:	\$705,960



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INVESTMENT HIGHLIGHTS



RARE TROPHY ASSET / CLASS A HEADQUARTERS — OWNER-USER OPPORTUNITY

Recently constructed 58,382 SF Class A office providing a rare opportunity to acquire a turnkey headquarters for corporate occupiers seeking to establish or expand their foothold in the Philadelphia MSA.



HIGH-QUALITY, MODERN CONSTRUCTION

Steel and masonry construction featuring a dramatic two-story atrium, expansive glass lines, high-end finishes, modern building systems and parking lot resulting in no deferred maintenance and limited near-term capex.



STRATEGIC BUCKS COUNTY LOCATION

Access to County Line Road and less than one mile from PA Route 309, minutes from Route 202, and eight miles from the I-476 Lansdale Interchange — with further reach to I-276, I-295, and the NJ Turnpike, placing the building within immediate reach of the deep Philadelphia MSA labor pool.



ON-SITE AMENITIES

On-site fitness center, employee cafeteria, dedicated recreation space, and outdoor seating and basketball court enable a strong workplace culture and help attract / retain top talent.



ABUNDANT ONSITE PARKING

Ample onsite parking supports both employee and visitor needs, with a ratio of 5.16 spaces per 1,000 SF.



FAVORABLE ZONING—INDUSTRIAL/OFFICE DISTRICT

7.96-acre site is zoned IO (Industrial/Office) in New Britain Township, providing long-term operational flexibility for a variety of corporate, office, and flex users.



BRANDING & SIGNAGE OPPORTUNITY

Prominent building signage delivers corporate identity and visibility.



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LOCATION OVERVIEW

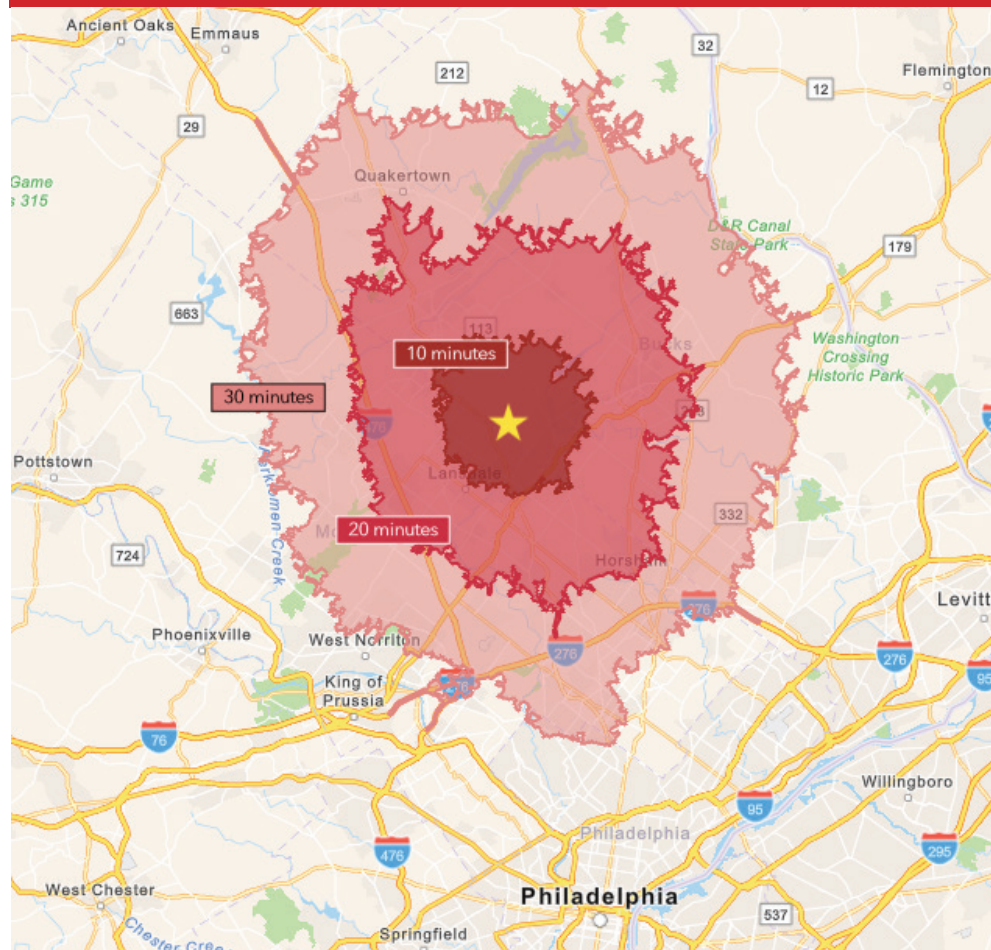
Bucks County is one of the most affluent submarkets in the greater Philadelphia region, offering corporate occupiers a highly educated workforce, favorable demographics, and an established, stable community suited to long-term investment, with convenient access to both New York and New Jersey. The surrounding Philadelphia suburbs are home to a deep bench of major corporations such as Merck, Almac Group, Toll Brothers, Cencora, Unisys, and Dorman Products.

Beyond its economic strength, Bucks County offers historic towns, top-ranked school districts, and extensive open space, factors that support employee attraction and retention for companies establishing a long-term headquarters presence.

PHILADELPHIA REGION CORPORATE PRESENCE



DEMOGRAPHICS



Demographics	10 Minutes	20 Minutes	30 Minutes
Total Population	54,587	310,758	675,341
Median Age	43	44	44
Bachelor's Degree or Higher (%)	54.6%	53.4%	53.5%
Average HH Income	\$130,700	\$124,982	\$123,001
Average House Value	\$562,782	\$572,560	\$569,294