

# UPPER 611 INDUSTRIAL COMMONS



REPRESENTED BY  
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**UNITS AVAILABLE FROM 3,200 - 26,600 SF  
TOTALING 84,200 SF | FOR LEASE OR SALE**

## PROPERTY OVERVIEW

<b>Location / Address</b>	3637 Bedminster Road, Ottsville, PA 18942 Tinicum Township, Bucks County, PA
<b>Parcel (APN)</b>	44-011-008-003 44-011-008-004
<b>Property Size</b>	20.12 acres
<b>Building Configuration</b>	4 industrial / flex buildings, each with dedicated parking
<b>Anticipated Delivery</b>	Q3 2026
<b>Rentable Area</b>	Total rentable area of 84,200 SF with diverse floor plans to accommodate small to medium size businesses starting at 3,200 SF - to full building size of 26,000 SF
<b>Parking</b>	Total Provided Spaces: 144 spaces Standard spaces: 138 spaces ADA Spaces: 6 spaces

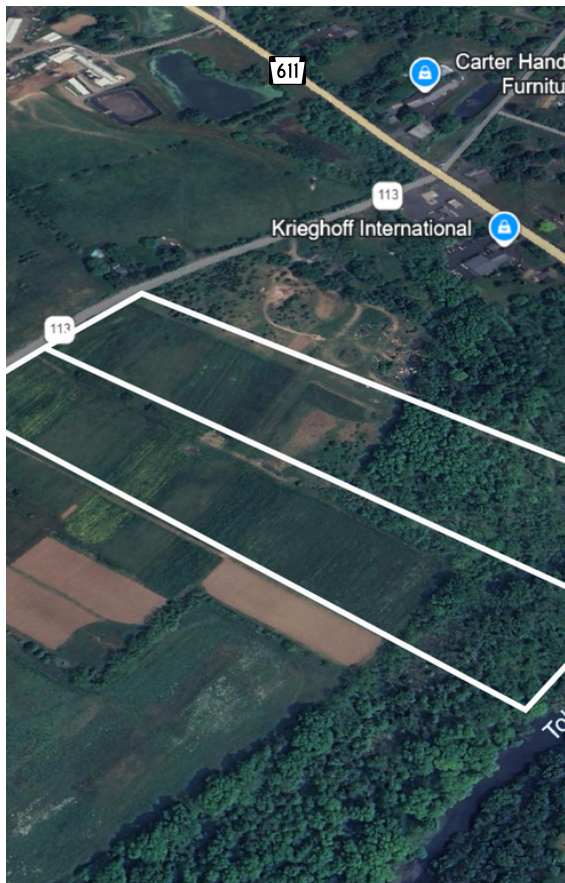


**Phase 1 completion expected in Q3 2026!**

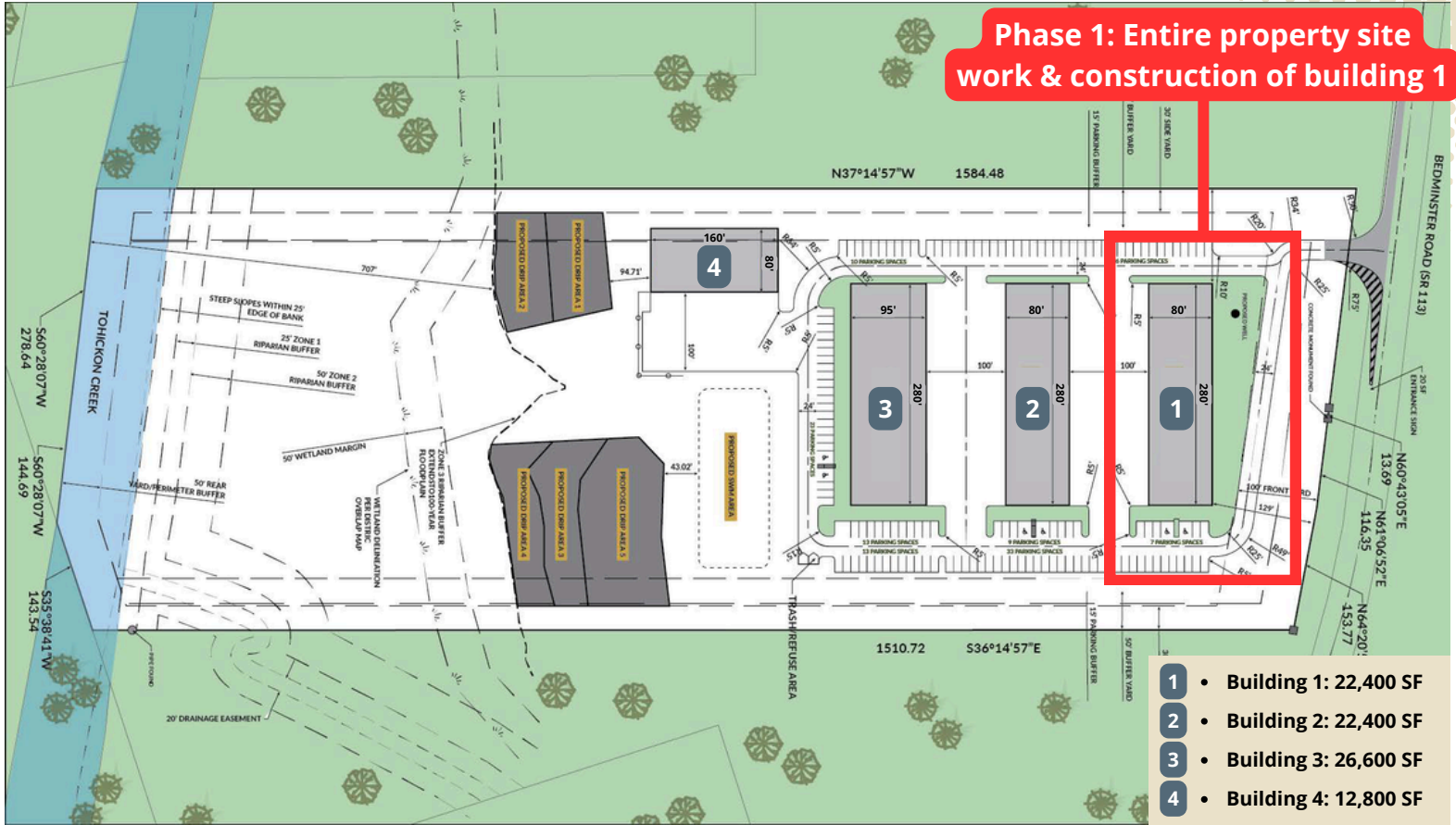
## GENERAL BUILDING SPECS

<b>Square Feet</b>	84,200 SF	<b>Water/Sewer Service</b>	Private well water / private septic
<b>Building Phases</b>	4 - with deliveries expected Q2 2026	<b>Parking Spaces</b>	144 spaces
<b>Acres</b>	20.12 acres	<b>Roof</b>	Metal
<b>Clear Heights</b>	23'7" slanting to 17'4"	<b>Heat</b>	Propane
<b>Slab Thickness</b>	6" reinforced	<b>HVAC</b>	Mini splits systems
<b>Overhead Doors</b>	12' x 16'	<b>Bathrooms</b>	Within each units office space

## PROPERTY PHOTOS



## SITE PLAN



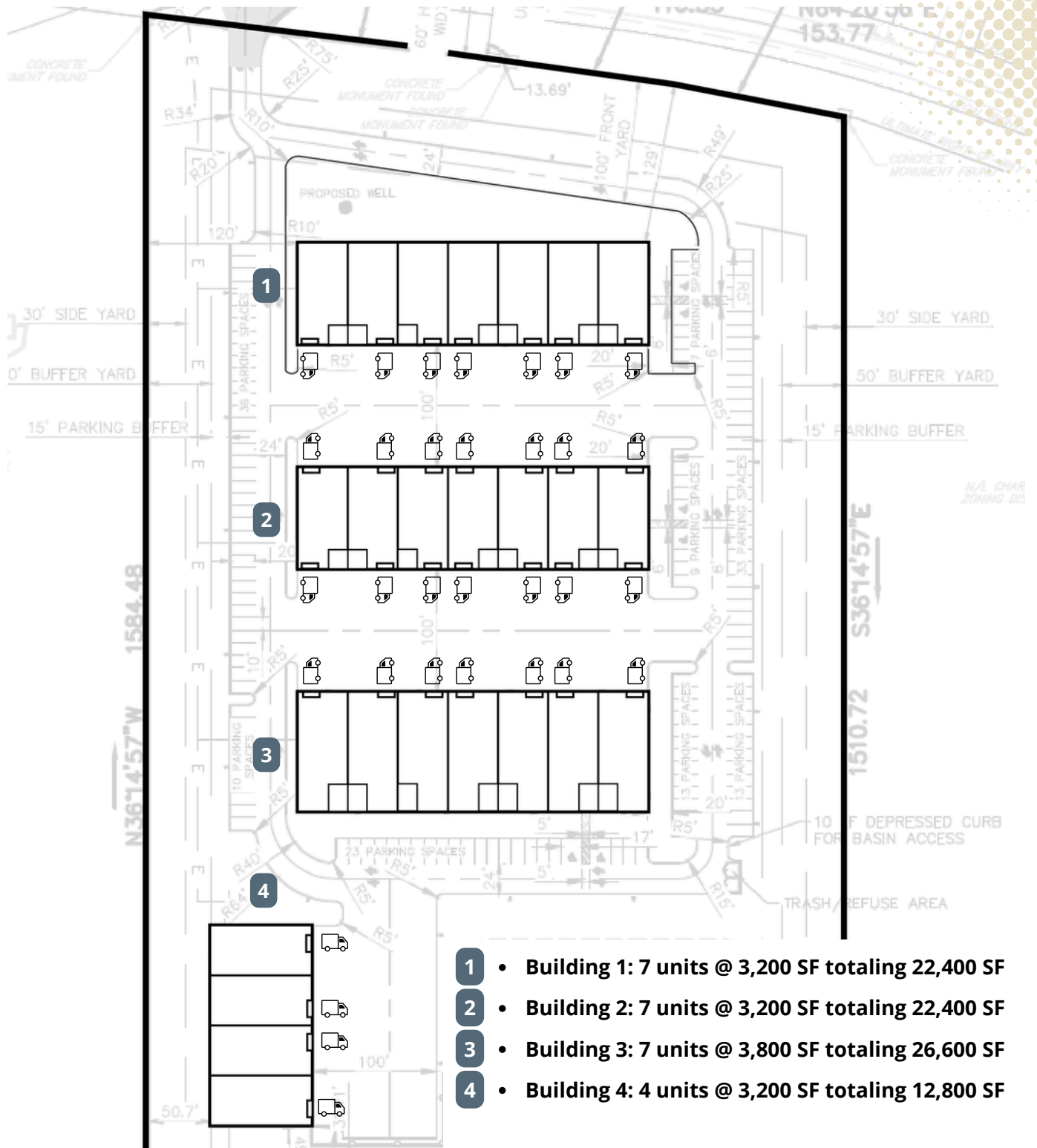
## TRANSIT MAP



## PARCEL MAP



## PROPOSED DEMISING PLANS



- 1** • Building 1: 7 units @ 3,200 SF totaling 22,400 SF
- 2** • Building 2: 7 units @ 3,200 SF totaling 22,400 SF
- 3** • Building 3: 7 units @ 3,800 SF totaling 26,600 SF
- 4** • Building 4: 4 units @ 3,200 SF totaling 12,800 SF

**Note: The owner is flexible with altering the proposed demising plan with specific unit sizes ranging from 1,600 SF to full building occupants**