

FOR LEASE

5,000± SF INDUSTRIAL FLEX UNIT



**6171 Kellers Church Road
Plumstead Township, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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“Plumstead Commons” - is a 60,000 SF Flex Industrial Complex comprised of 3 buildings, divided into 5,000± SF condo units.

PROPERTY SPECIFICATIONS

Total Space: 5,000± Sq. Ft.
Warehouse Area: 3,000± Sq. Ft.
Office Area: 1,000± Sq. Ft.
Mezzanine Storage: 1,000± Sq. Ft. (above office)
Built: 2003
Floors: Conventional concrete foundation
Walls: Warehouse structure is a combination of masonry and metal studs with fire rated sheet rock walls with steel columns and beams. Office structure is dryvit over frame.
Roof: Standing seam metal
Ceilings: 18'+ Clear
Truck Loading: One (1) tail gate
Parking: 13+ spaces
Power:..... 200 amp, 3-Phase, 220 volt
Water: Public (Included in condo fee)
Sewer: Public (Included in condo fee)
HVAC: Office & Warehouse—Gas forced hot air with central air



Office Area: One-Two(1-2) offices, kitchen/break room, reception area, and two (2) bathrooms
Mezzanine: Unfinished with staircase and warehouse access
Zoning: I – Industrial
Municipality: Plumstead Township
Tax Parcel: 34-004-007-004-002
Total Real Estate Tax Assessment: \$34,410
Real Estate Taxes (2023): \$5,909
Condo Fee: \$501.67 per month
Lease Rate: \$10.50 PSF NNN



Rear Entrance



3,000± SF Warehouse





Large Office/Open Work Area



Entry/Reception



Large Office/Open Work Area



1,000± SF Mezzanine





