

# INDUSTRIAL FLEX CONDO

## FOR LEASE



*101 East Mill Street, Unit C*  
*Quakertown Borough, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT

### PRESENTED BY:

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**101 E. Main Street** - is a 63,000± SF Class B Flex Industrial condominium building, divided into various size condo units.

## PROPERTY SPECIFICATIONS

**Total Space:** ..... 3,461± Sq. Ft.  
**Warehouse Area:** ..... 2,925± Sq. Ft.  
**Office Area:** ..... 536± Sq. Ft.  
 Two (2) 10'x13' Offices, Two (2) ADA Bathrooms  
**Mezzanine:** ..... 536± Sq. Ft.  
**Built:** ..... 2006  
**Floors:** ..... Concrete  
**Walls:** ..... Masonry & Steel  
**Ceilings:** ..... 18' Clear  
**Truck Loading:** ..... One (1) Tail-Gate 8'x10'  
**Parking:** ..... 8-10 Spaces  
**Utilities:**..... 200 AMP, 220V, 3 Phase  
**Water:** ..... Public  
**Sewer:** ..... Public  
**Sprinklers:** ..... 100%



**HVAC:** ..... Gas Hot Air with Central Air—Office  
 Gas Radiant—Warehouse  
**Zoning:** ..... LI—Light Industrial  
**Municipality:** ..... Quakertown Borough  
**Tax Parcel:** ..... 35-005-077-00C  
**Real Estate Taxes (2022):** ..... \$5,975  
**Condo Fee:** ..... TBD  
**Lease Rate:** ..... \$10 PSF NNN







