

FOR LEASE

INDUSTRIAL BUILDING

**4089 Landisville Road
Doylestown, Bucks County, PA**



COMMERCIAL • INDUSTRIAL • INVESTMENT

12,000± SF Office & Warehouse Space



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation

2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • gary@pgrealty.com • www.pgrealty.com

PROPERTY FEATURES

- 2,000 Square of Office Space
- 10,000 Square Feet of Warehouse
- Minutes to Route 611 Bypass, Route 202 and 202 Parkway, Route 313 (Swamp Road) and Route 263 (York Road)



PROPERTY SPECIFICATIONS

Total Building Size: 12,000± SF

Office Space: 2,000± SF

Warehouse: 10,000± SF

Restrooms: One (1) Men's; One (1) Women's; One (1) ADA Unisex
(Plumbing installed for additional bath/shower in back warehouse)

Structure: Block & Steel

Floor: Concrete

Ceiling Height: 14'±

Loading: Two (2) Drive-In Doors

Column Spacing: 25' x 50'

HVAC: Warehouse: Oil hot air heat with A/C
Office Area: Heat pump

Security System: Newly installed
(also wiring for closed circuit monitoring in warehouse)

Lighting: Warehouse: Halogen
Office Area: 2' x 4' Drop in

Electric Service: PECO—400 Amp, 3 Phase, 208-220 V (All new electric & panel)

Parking: 28±

Water:..... Private

Sewer: Public

Tax Parcel #: 06-004-013

Zoning: PI-2- Planned Industrial 2

Municipality: Buckingham Township

Total Tax Assessment: \$100,000

Total Annual Tax (2020):\$15,355

Lease Rate: \$8.25 PSF NNN (2020 NNN -\$2.40 PSF)







