FOR LEASE
OFFICE FLEX

500 HORIZON DRIVE, SUITE 502, CHALFONT, BUCKS COUNTY, PA

12,176 SF

PENN'S GRANT REALTY Corporation

COMMERCIAL INDUSTRIAL INVESTMENT

www.pgrealty.com

PRESENTED BY:

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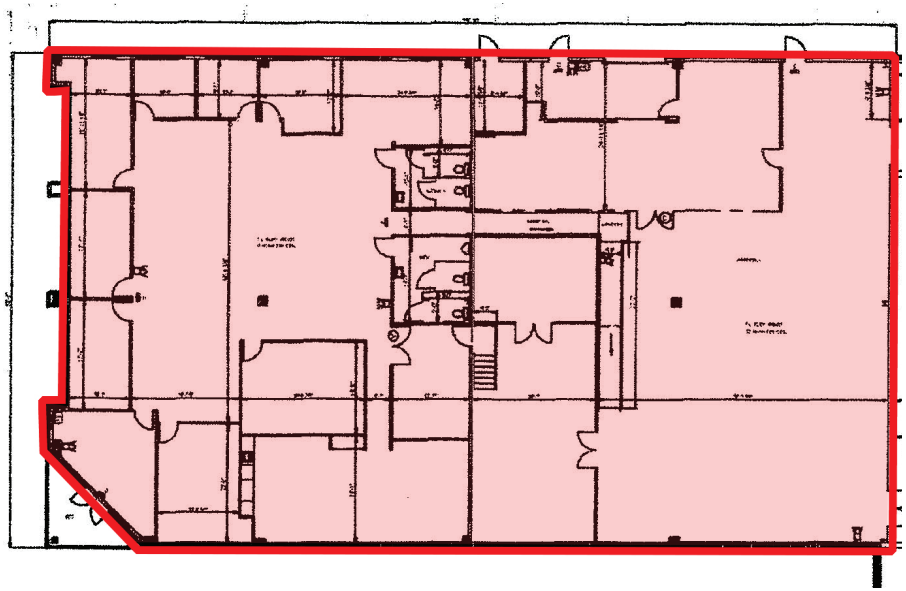

PROPERTY HIGHLIGHTS

- **Flexible Floor Plan**
- **16' Ceiling Heights**
- **Fully Heat & Air Conditioned Space**
- **One (1) Tailgate Door**
- **Easy Access To Both Bucks and Montgomery Counties**
- **2 Minutes to Route 202 Bypass**
- **4 Minutes to Route 309 and Montgomeryville**
- **10 Minutes to Route 611 and Doylestown**

PROPERTY SPECIFICATIONS

Total Size:	12,176± SF
Office Space:	6,416± SF
Warehouse/Work Shop Space:	5,760± SF
Warehouse Ceiling Height:	16' Clear
Loading Doors:	One (1) Tailgate
Warehouse HVAC:	Fully air conditioned
Water:	Public
Sewer:	Public
Gas:	Public
Municipality:	New Britain Township
Zoning:	C3-Commercial
Lease Price:	$20 PSF plus electric, natural gas & cleaning

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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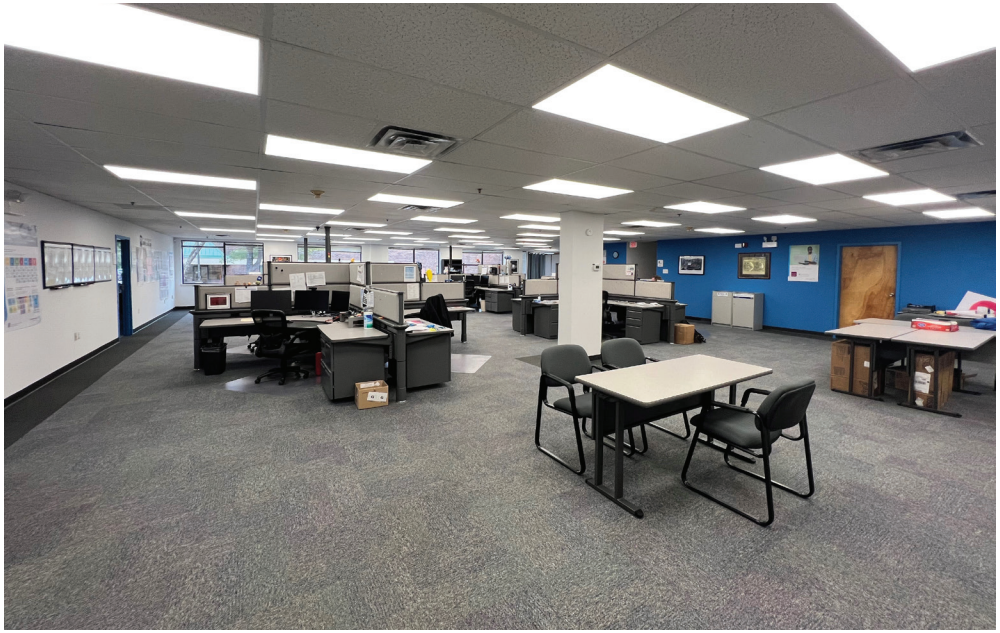

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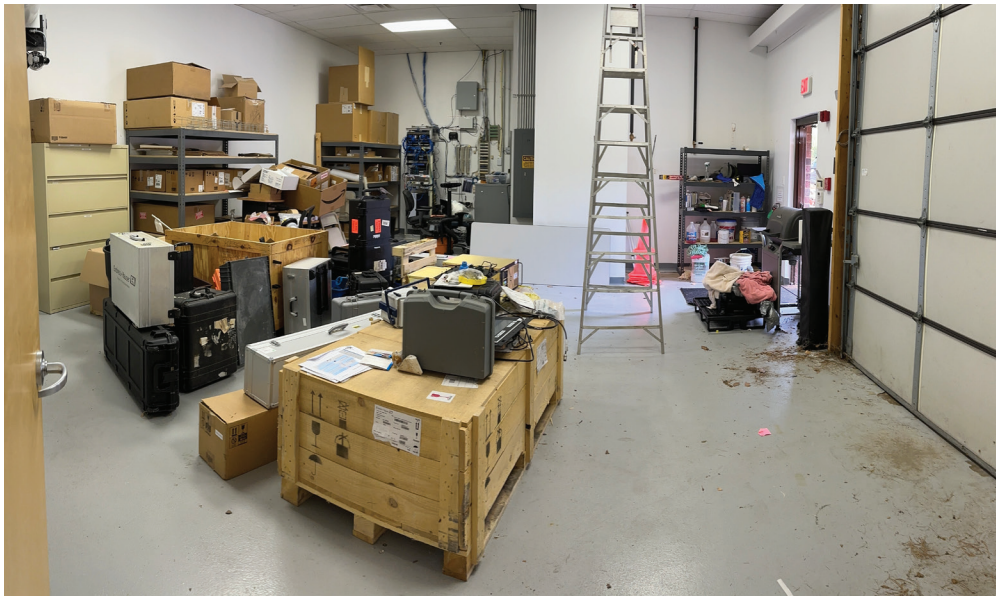

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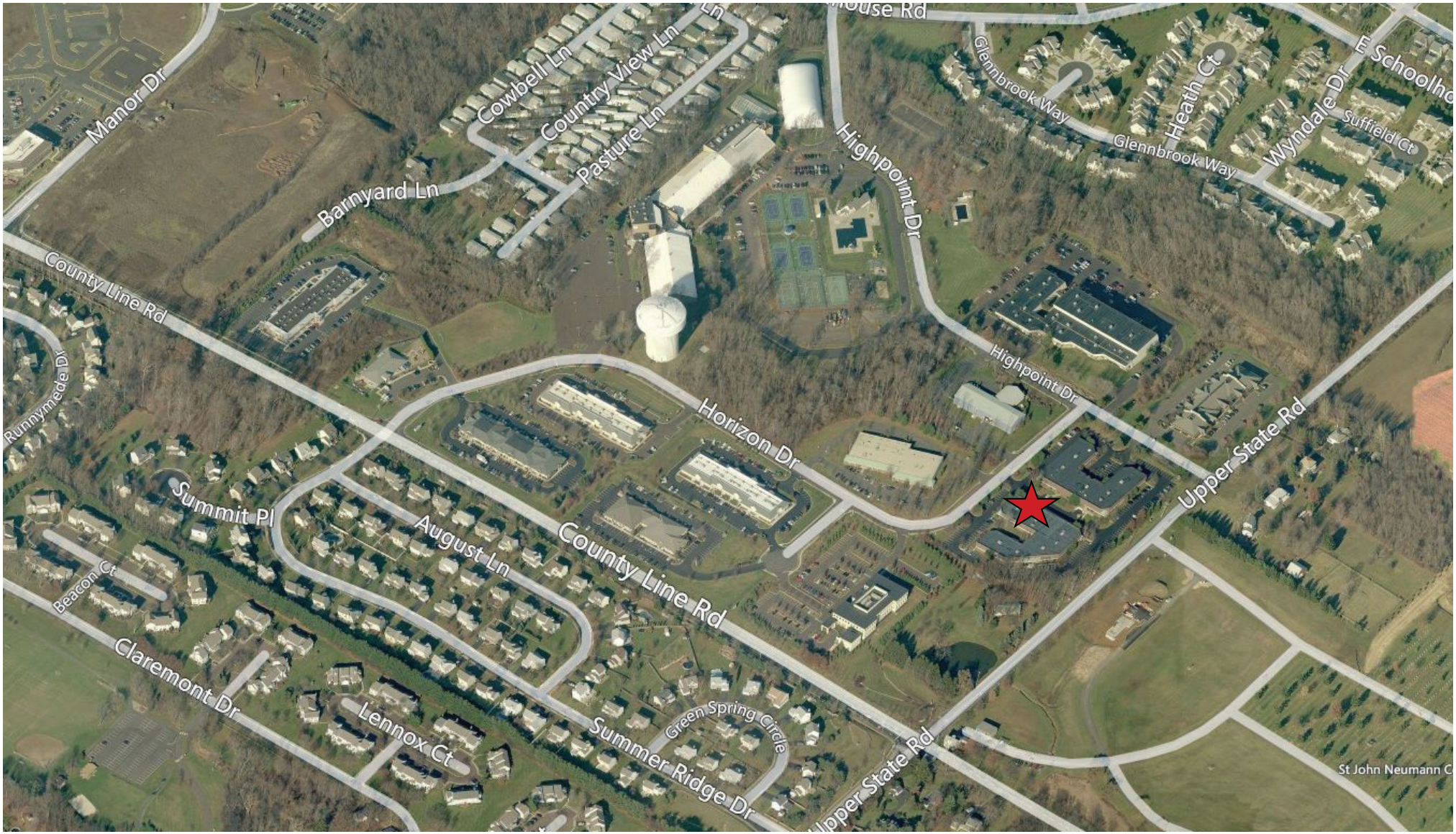

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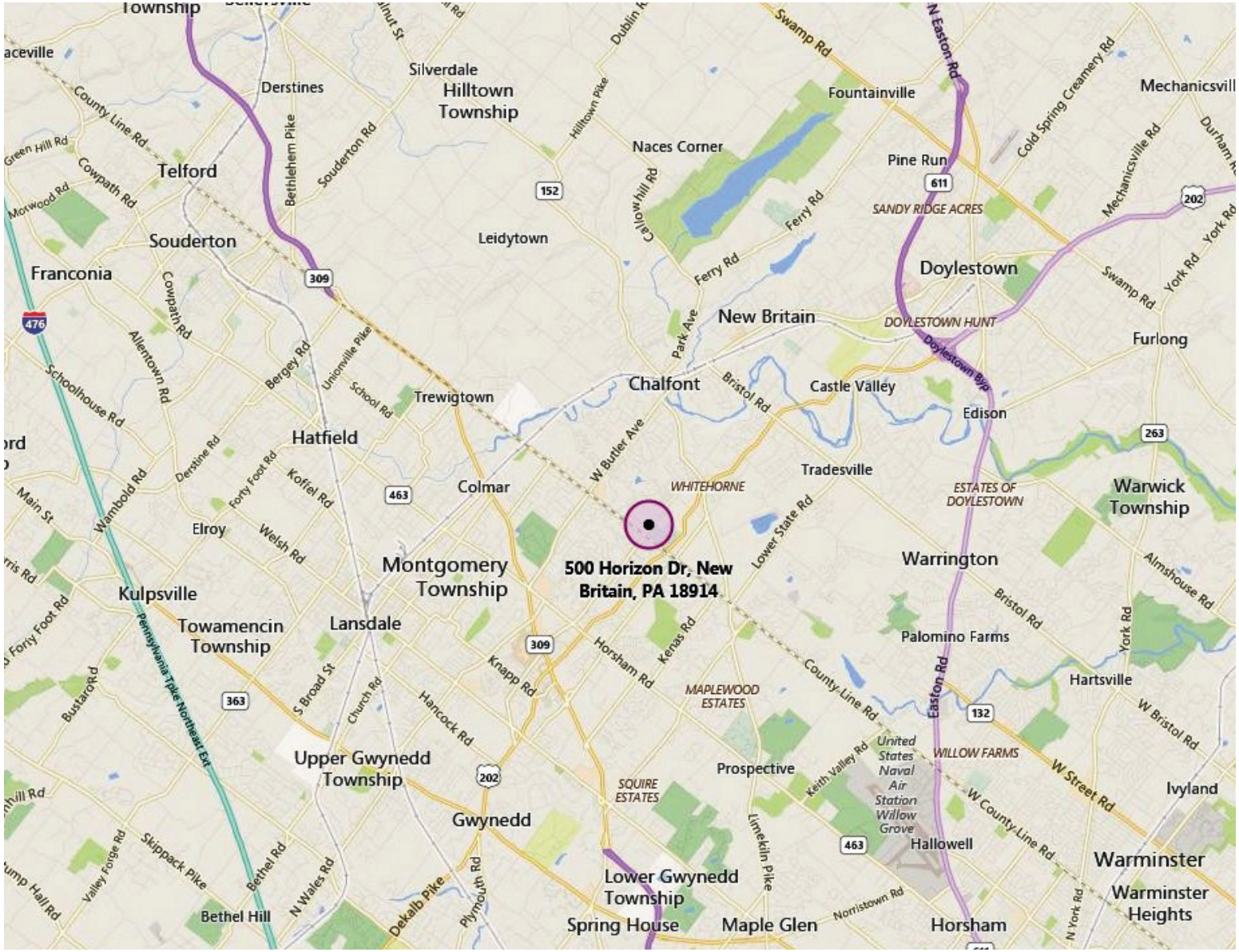
C3 - COMMERCIAL PERMITTED USES

- Medical Office
- Veterinary Office
- Professional Office
- Medical & Pharmaceutical Sales Office
- Public Recreational Facility
- Private Recreation Facility
- Private Club
- Community Center
- Multiple Building
- Service Business*
- Office Supplies & Equipment Sales/Service
- Package Delivery Service
- Photocopying Services
- Wholesale Business
- Wholesale Storage/Warehousing
- Printing
- Place of Worship**
- Emergency Service Center**
- Adult Day Care
- Nursery School/Day Care Center
- College Primary or Secondary School**
- Commercial Trade School**
- Personal Care Center*
- Inpatient Drug & Alcohol Rehab Center**

** Conditional Use*
*** Special Exception*



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