



FOR LEASE

Industrial Flex

*500 Horizon Drive, Suite 502
Chalfont, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



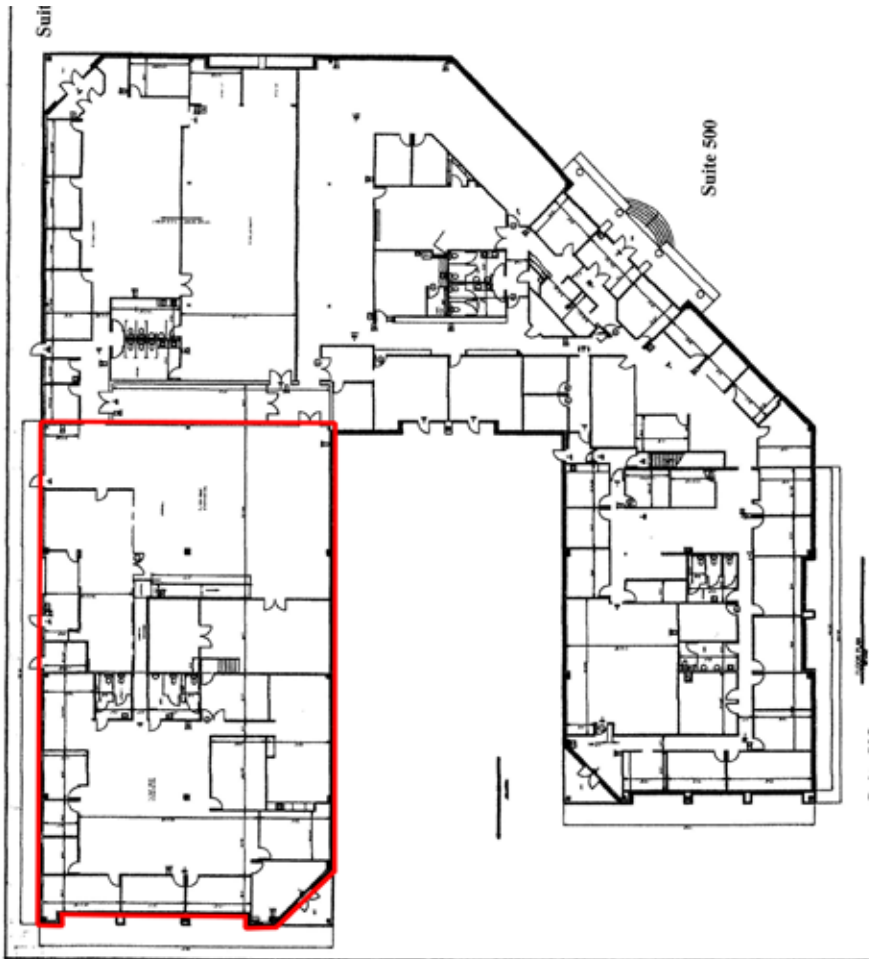
PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com

PROPERTY HIGHLIGHTS

- **Flexible Floor Plan**
- **8' - 12' 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**

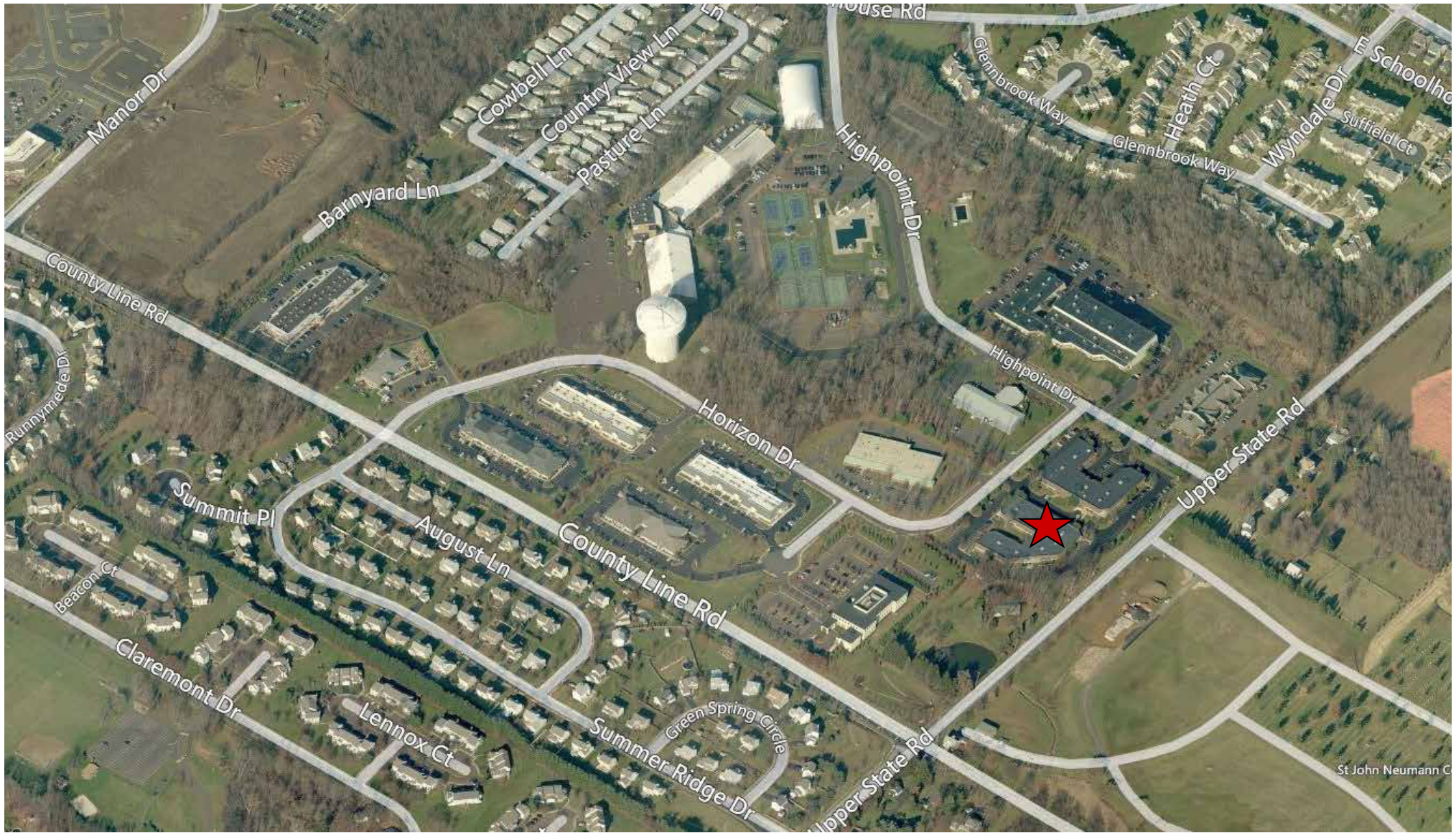
PROPERTY SPECIFICATIONS

Total Size: 12,176± SF (divisible)
 Office Space: 6,416± SF
 Warehouse/Work Shop Space: 5,760± SF
 Ceiling Height: 12' 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: \$18.50 PSF plus utilities and cleaning









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

