

FOR SALE

Industrial Property

*104 E. Vine Street
Hatfield, Montgomery County, PA*

PENN'S  GRANT REALTY
Corporation

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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PROPERTY HIGHLIGHTS

- **Close Proximity to State Routes 463, 63, and 309**
- **Available Immediately**
- **Warehouse Renovated in 2020**
- **Close Proximity to Prime Shopping and Restaurants**

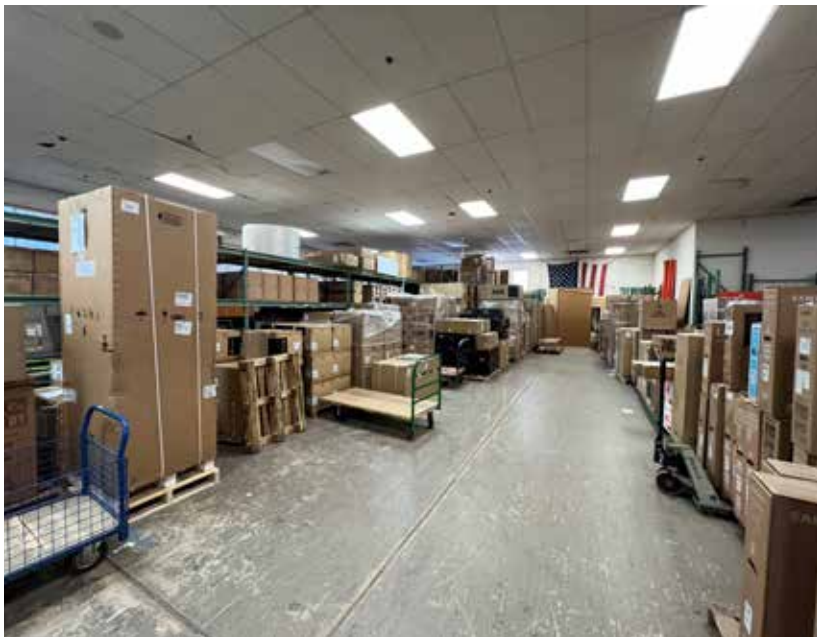
PROPERTY SPECIFICATIONS

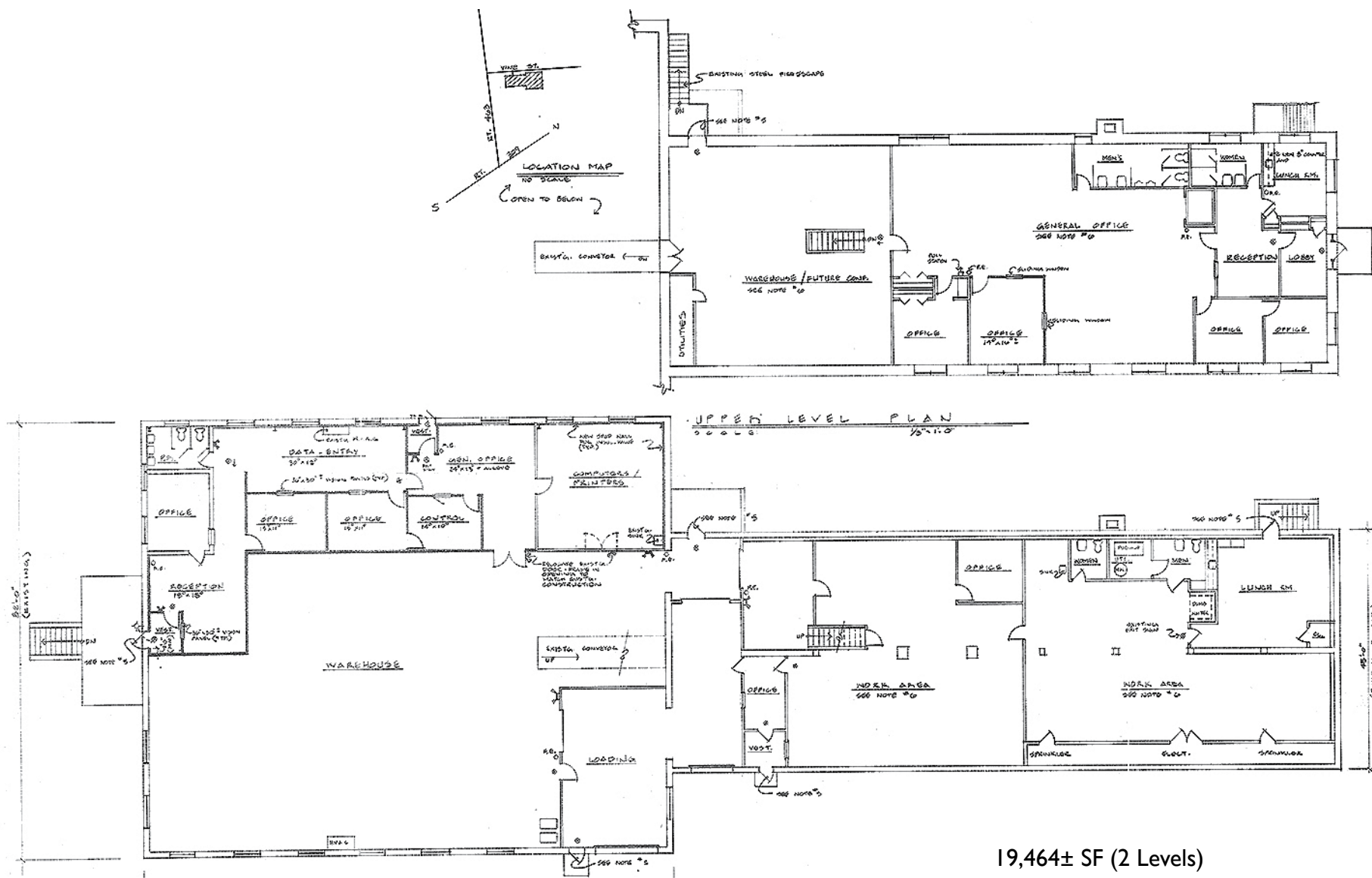
Total Building Size: Approximately 19,464± SF
 Warehouse/Shop Area: 12,464± SF
 Office Area: 7,000± SF
*Waiting/Reception Area, Private Offices, Open Work Area, Conference Rooms,
 Two (2) Full Kitchens, Five (5) Separate Restrooms*
 Loading Doors: Dock 1 - 10'w x 10'h; Dock 2 - 8'w x 8'h
 Office HVAC: Heat Pump System with Central Air
 Warehouse HVAC: Oil Fired Forced Air
 Electric Power: Three (3) phase /240 volt / 400 amp
 Sprinkler System: Combination of Wet and Dry
 Water: Public - North Penn Water
 Sewer: Public - North Penn Water
 Gas: Public - Suburban Propane
 Built: 1950 - Renovated 2012 & 2020
 Construction: Masonry Foundation, Stucco & Masonry Block Walls
 Roof (new 2011):060 Carlisle TPO White Membrane; 20 year warranty
 Lot Size: 1.22 Acres
 Parking: On-site for 56 vehicles
 Municipality: Hatfield Borough
 Zoning: I-Industrial District
 Parcel Number: 09-00-01999-008
 Annual Taxes (2022): \$16,976
 Total Assessment: \$483,670
 Sale Price: \$1,750,000











19,464± SF (2 Levels)

