

FOR SALE

Industrial Property



**6124 Potters Lane
Plumstead Township, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

Lot Size: 36.7± Acres
 Frontage on Potters Lane: 1,011± feet
 Building Size: 32,293± SF
 Warehouse Size: 28,849± SF
 Office Area: 3,444± SF
Office consist of Four (4) Offices, Admin Area, Conference Room
 Bathrooms: Two (2) in Office; Two (2) in Shop
 Year Built: 1977 & 1999
 Frame: Armco Pre-engineered Steel
 Floors: 6' Minimum Concrete
 Walls: Block & Metal
 Roof: Metal Standing Seam
 Ceilings Heights: 14' - 18'
 Drive-In Doors: Two (2)
 Loading Docks: Three (3)
 Parking: 40+
 Electric Power: 480V, 800+ Amps, 3-Phase
 HVAC Warehouse: Oil Hot Air Heat
 HVAC Office & Shipping: Oil hot air & water with A/C
 Water: Well
 Sewer: Holding Tank
 Utilities: PECO
 Municipality: Plumstead Township
 Zoning: LI - Light Industrial
 Tax Parcels: 34-004-014 & 34-004-011-002
 Real Estate Tax Assessment: \$193,140
 Real Estate Taxes (2023): \$32,491
 Sale Price: \$4,495,000

THE PROPERTY

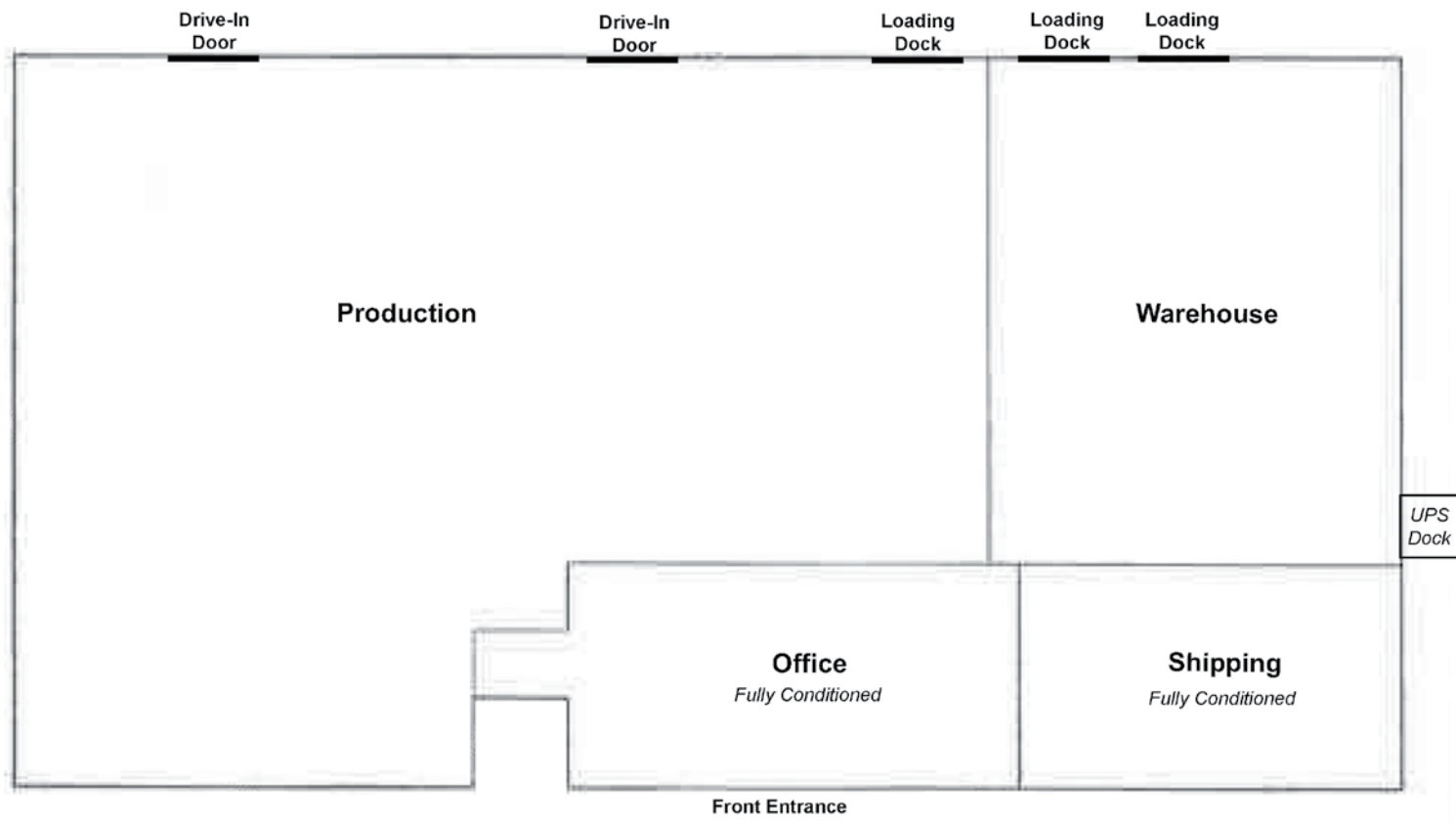
Zoned Light Industrial - Consisting of two large parcels totaling 36.7± acres. The existing 32,293± SF Industrial building can be used as a single user unit or possibly subdivided for multiple tenants. Site offers potential development opportunities.



PROPERTY HIGHLIGHTS

- **Minutes to Route 611 (Easton Rd)**
- **Close Proximity to Routes 78 & 309**
 - **Heavy Power**
- **Close to Local Restaurants & Businesses**





Building - 32,293± SF
Warehouse/Production/Shipping - 28,849± SF
Office Area: - 3,444± SF

DEMOGRAPHIC SUMMARY

6124 Potters Ln., Pipestville, Pennsylvania, 15947

Ring of 5 miles

KEY FACTS

35,396

Population

42.0

Median Age



12,894

Households

\$104,566

Median Disposable Income

EDUCATION

3%

No High School Diploma



18%

High School Graduate



20%

Some College



59%

Bachelor's/Grad./Prof Degree

INCOME



\$127,386

Median Household Income



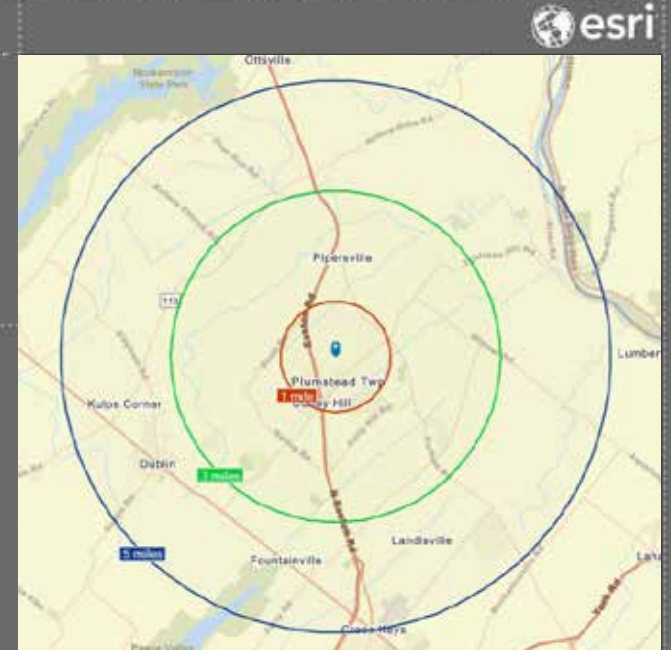
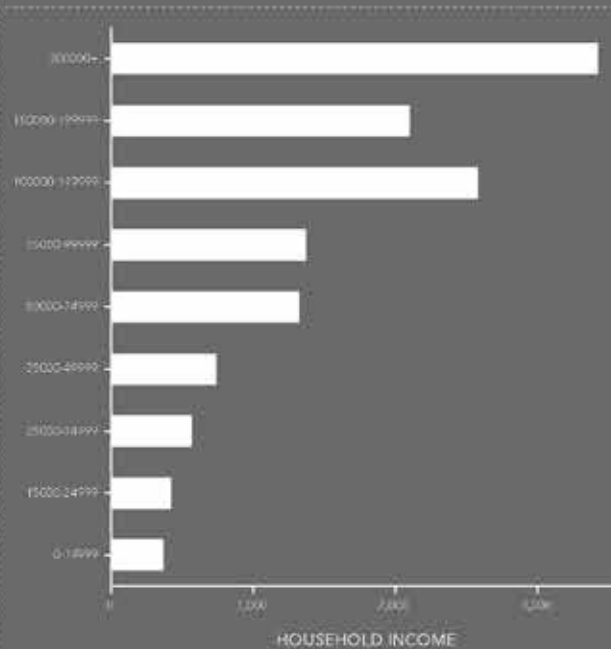
\$62,362

Per Capita Income



\$614,113

Median Net Worth



EMPLOYMENT



White Collar

77%



Blue Collar

15%



Services

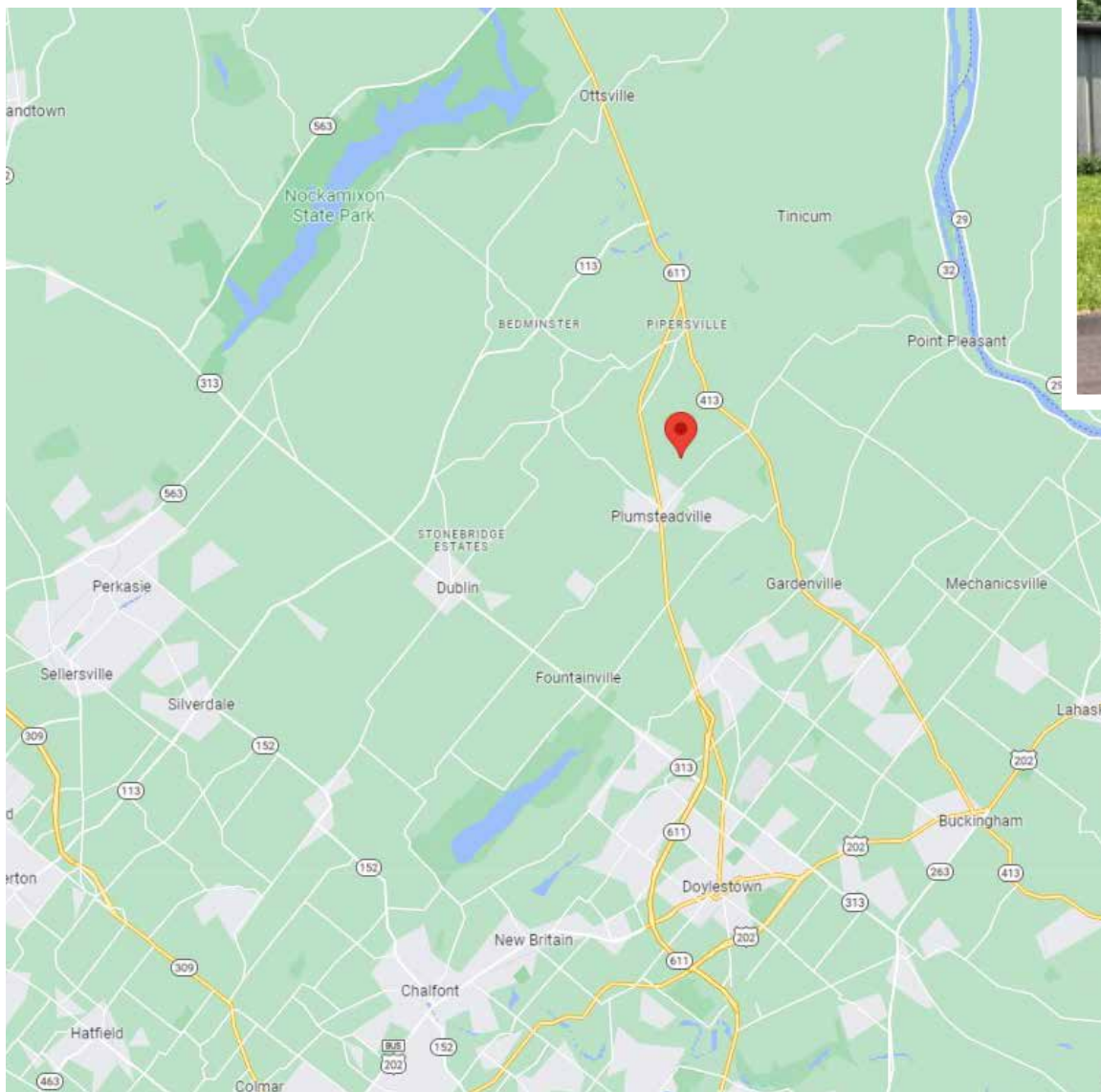
10%

3.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2021, 2021.

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Light Industrial Zoning Permitted Uses

- Industrial Park
- Flex Space
- Manufacturing
- Research
- Warehouse & Distribution
- Contracting
- Crafts
- School Bus Depot
- Lumber Yard/Improvement Center
- Asphalt Plant
- Ready Mic Concrete Plant
- Public Recreation Facility
- Commercial Recreation Facility
- Indoor Athletic Club
- Hospital
- Municipal Uses & Building
- Medical Office
- Veterinary Office
- Office Business Park
- Commercial Trade School
- Day Care Center
- Automotive Service Center/Repair
- Repair Shop
- Laundry

