FOR LEASE

INDUSTRIAL SPACE

30 Industrial Drive, Ivyland, Bucks County, PA

Available 3,300 SF

PENN'S GRANT REALTY Corporation

COMMERCIAL INDUSTRIAL INVESTMENT

www.pgrealty.com

PRESENTED BY:

GARY FUNK

Penn's Grant Realty Corporation

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215-489-3800 x4 • Gary@pgrealty.com

30 Industrial Dive, Ivyland, Bucks County, PA

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PROPERTY SPECIFICATIONS

Total Building Size: ..... 25,000± SF all on one level
Total Available Space: .....3,300± SF

Parking: ..... 8 spots on-site
Business Park: ..... Northampton Industrial Park
Sprinklers: ..... Fully Sprinklered
Water: ..... Public
Sewer: ..... Public
Zoning: ..... I1 - Planned Industrial/Office
Municipality: ..... Northampton Township
Tax ID: 31-001-007-004
Real Estate Taxes (2025):.....$27,009 (portion of)

Unit 4: .....3,300± SF

Office Space:

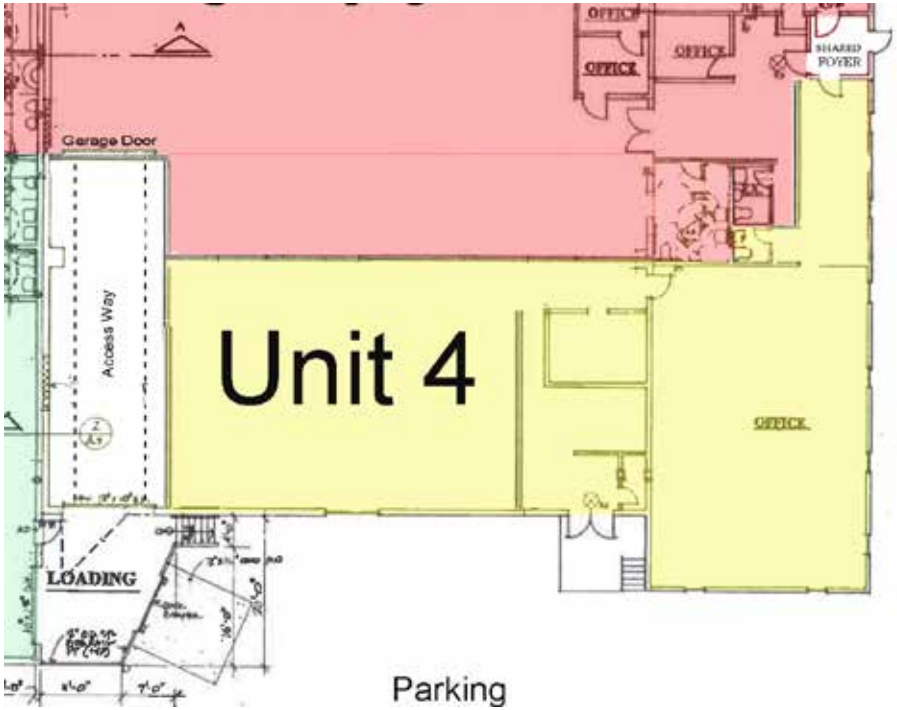
Consisting of Open Work Area

Restroom - One (1)
HVAC - Fully Conditioned Heat Pumps

Warehouse Space:

Floors - Concrete
Ceiling Height - 14' Clear
HVAC - Gas Ceiling Hung
Power - 200 Amp, 3 Phase, 208Volt

Lease Price: .....$13.50PSF NNN ($2.56 PSF NNN)



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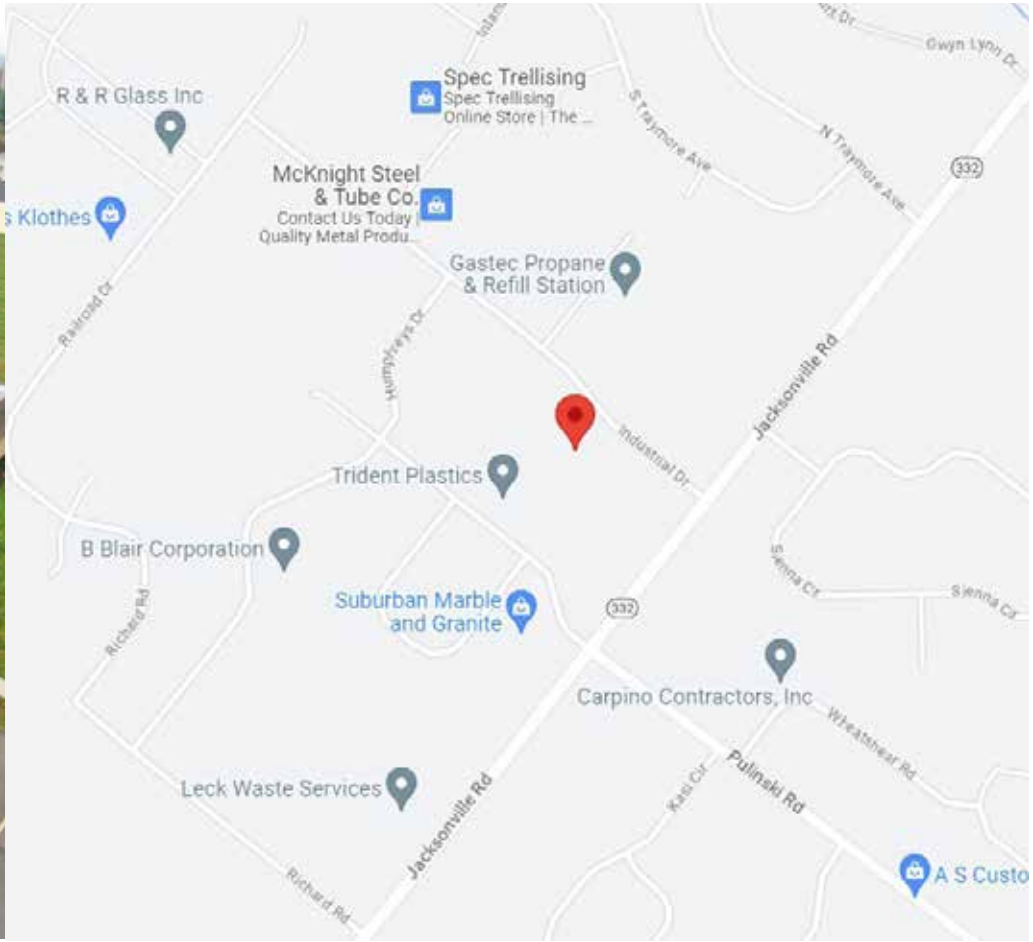

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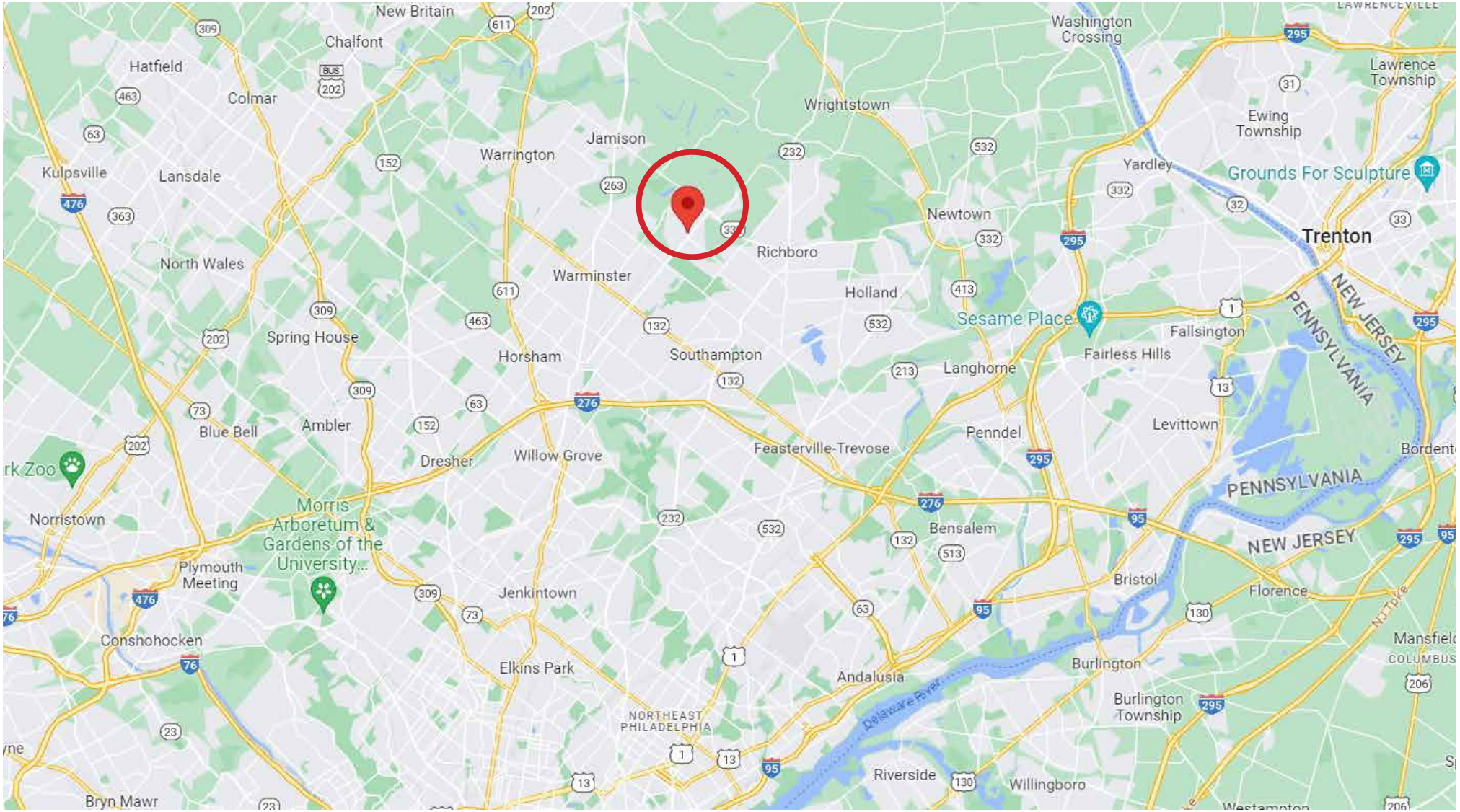

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