

# FOR LEASE INDUSTRIAL SPACE

PENN'S  GRANT REALTY  
Corporation

*30 Industrial Drive  
Ivyland, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



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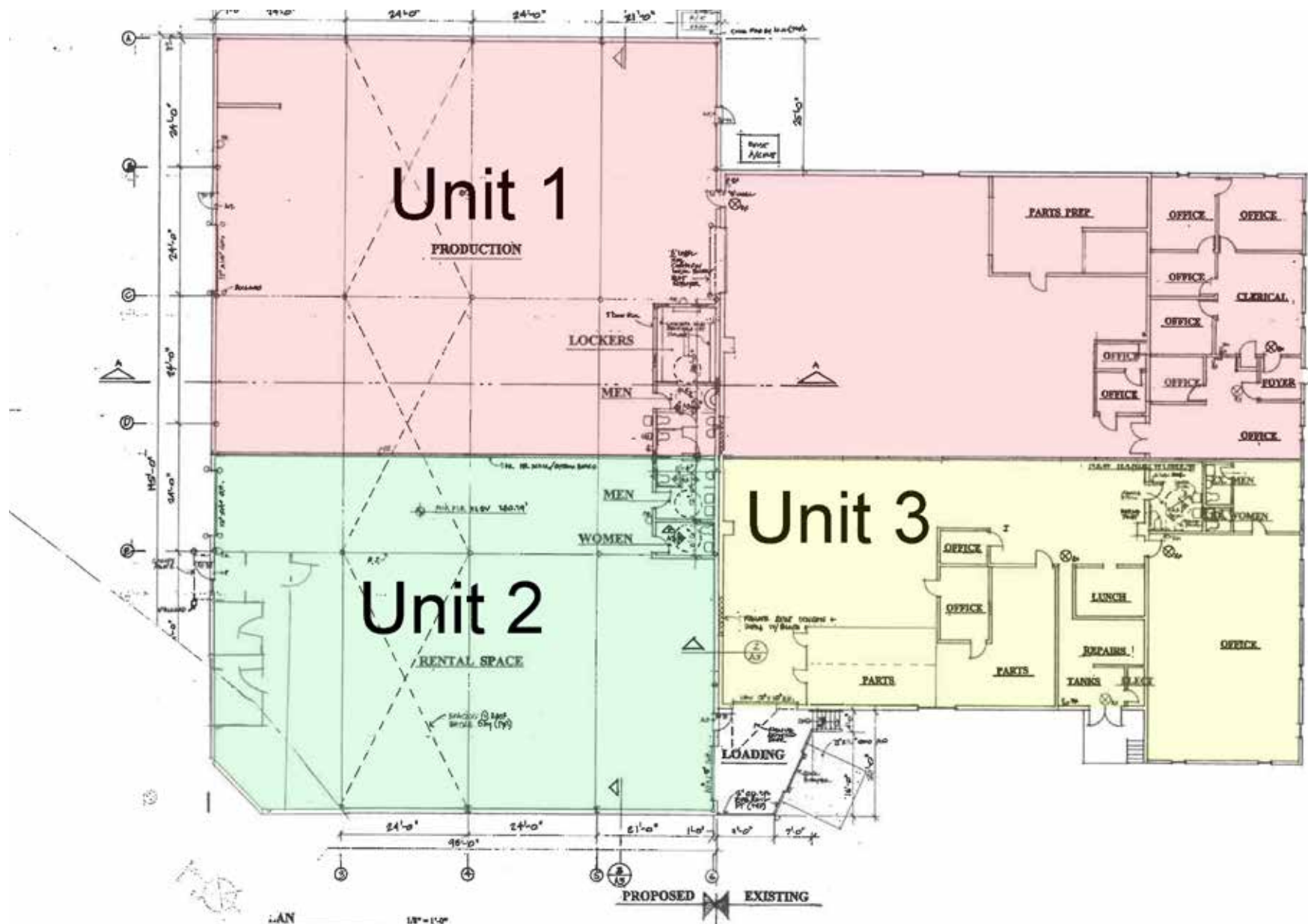
**PROPERTY SPECIFICATIONS**

Total Building Size: ..... 25,000± SF all on one level  
 Total Available Space: ..... up to 25,000± SF  
  
 Parking: ..... 50+ 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 (2023):..... \$24,426



**Unit 1: ..... 10,761± SF**  
 Office Space: ..... 986± SF  
*Consisting of Private Office, Open Work Area, Conference Room*  
 Restrooms - Two (2)  
 HVAC - Fully Conditioned  
 Warehouse Space: ..... 9,775± SF  
 Restrooms - One (1)  
 Floors - Concrete  
 Ceiling Height - 14'-18' Clear  
 HVAC - Fully Conditioned  
 Power - 200 Amp, 3 Phase, 208 Volt  
 Drive-In Door - One (1) 14'x16' door  
 Lease Price: .....\$13.50 NNN

**Unit 3: ..... 7,739 ± SF**  
 Office Space: ..... 2,300± SF  
*Consisting of Private Office Open Work Area, Conference Room*  
 Restrooms - Two (2)  
 HVAC - Fully Conditioned  
 Warehouse Space: ..... 5,439± SF  
 Restrooms - Two (2)  
 Floors - Concrete  
 Ceiling Height - 14' Clear  
 HVAC - Fully Conditioned  
 Power - 400 Amp, 3 Phase, 208 Volt  
 Loading - One (1) Loading Dock  
 Lease Price: ..... \$13 NNN



Unit I - 10,761± SF



Unit 3 -7,739± SF





