

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 (2025): \$27,009 (portion of)



Unit 3: 11,500 ± SF

Office Space: 3,400± SF

Consisting of Private Office Open Work Area, Conference Room

Restrooms - Two (2)

HVAC - Fully Conditioned

Warehouse Space: 8,100± SF

Restrooms - Two (2)

Floors - Concrete

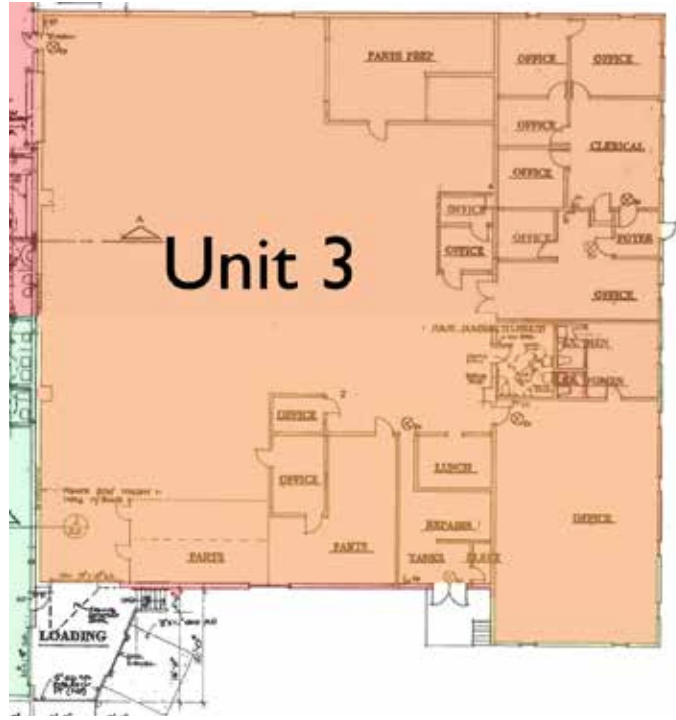
Ceiling Height - 14' Clear

HVAC - Fully Conditioned

Power - 400 Amp, 3 Phase, 208 Volt

Loading - One (1) Loading Dock

Lease Price: \$12.25 PSF NNN



Unit 3 -7,739± SF



