

FOR SALE

Industrial Building & Expansion Plans



*4210 Burnt House Hill Road
Doylestown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT

Current Business Relocating



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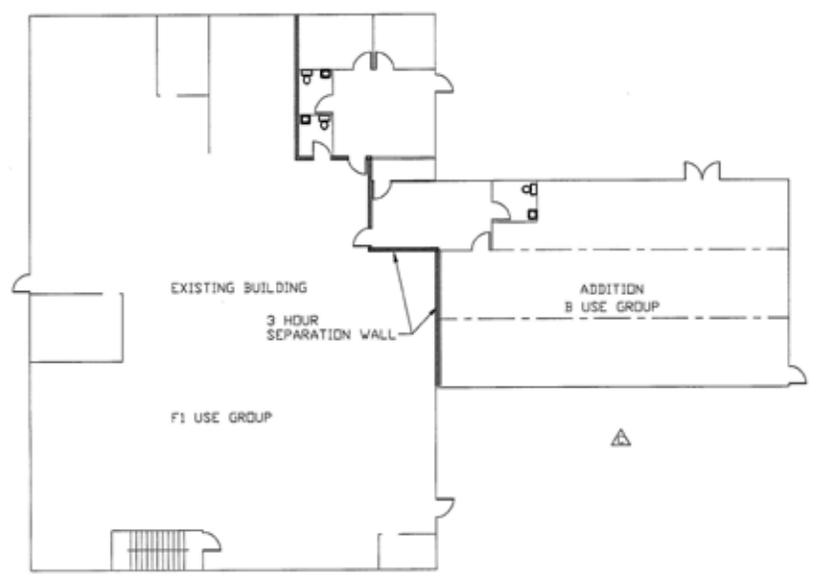
PROPERTY SPECIFICATIONS

Building Size: 9,500± SF (1 Level)
 Office Space: 2,400± SF
 Warehouse/Manufacturing Space: 7,100 ± SF
 Lot Size: 6.9± Acres
 Bathrooms: Three (3) Unisex
 Ceiling Height: 12'
 Overhead Doors: One (1) - drive in
 Electric: 220 volt, 3 phase
 Water:..... Private
 Sewer:..... Private
 Municipality: Buckingham Township
 Zoning: P1-2 (Planned Industrial)
 Tax Parcel: 06-004-015-001
 Real Estate Taxes (2023): \$13,030
 Real Estate Assessment: \$81,030
 Sale Price:\$1,950,000

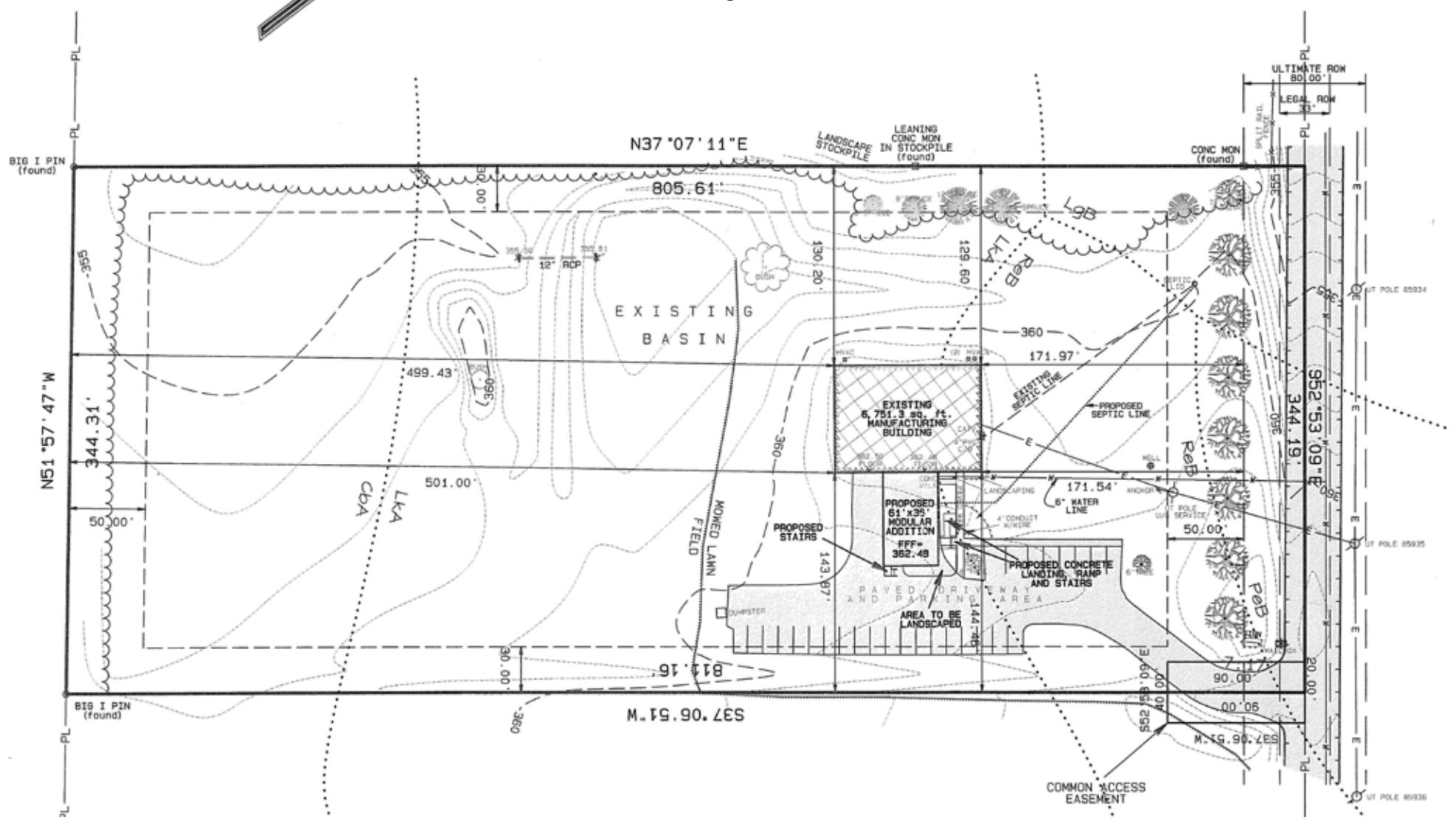


PROPERTY HIGHLIGHTS

- Park Like Setting
- Plans for Additional 13,430± SF Building
- Public Water & Sewer Available
- Minutes To Doylestown Borough
- 5 Minutes Route 611 (Doylestown Bypass) & Route 202 Parkway



Existing Site Plan



13,430± Square Foot Building Expansion Plan

