

**FOR SALE**

# Industrial Building

**607 W. Park Avenue  
Perkasie Borough, Bucks County, PA**

**PENN'S GRANT REALTY**  
Corporation

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

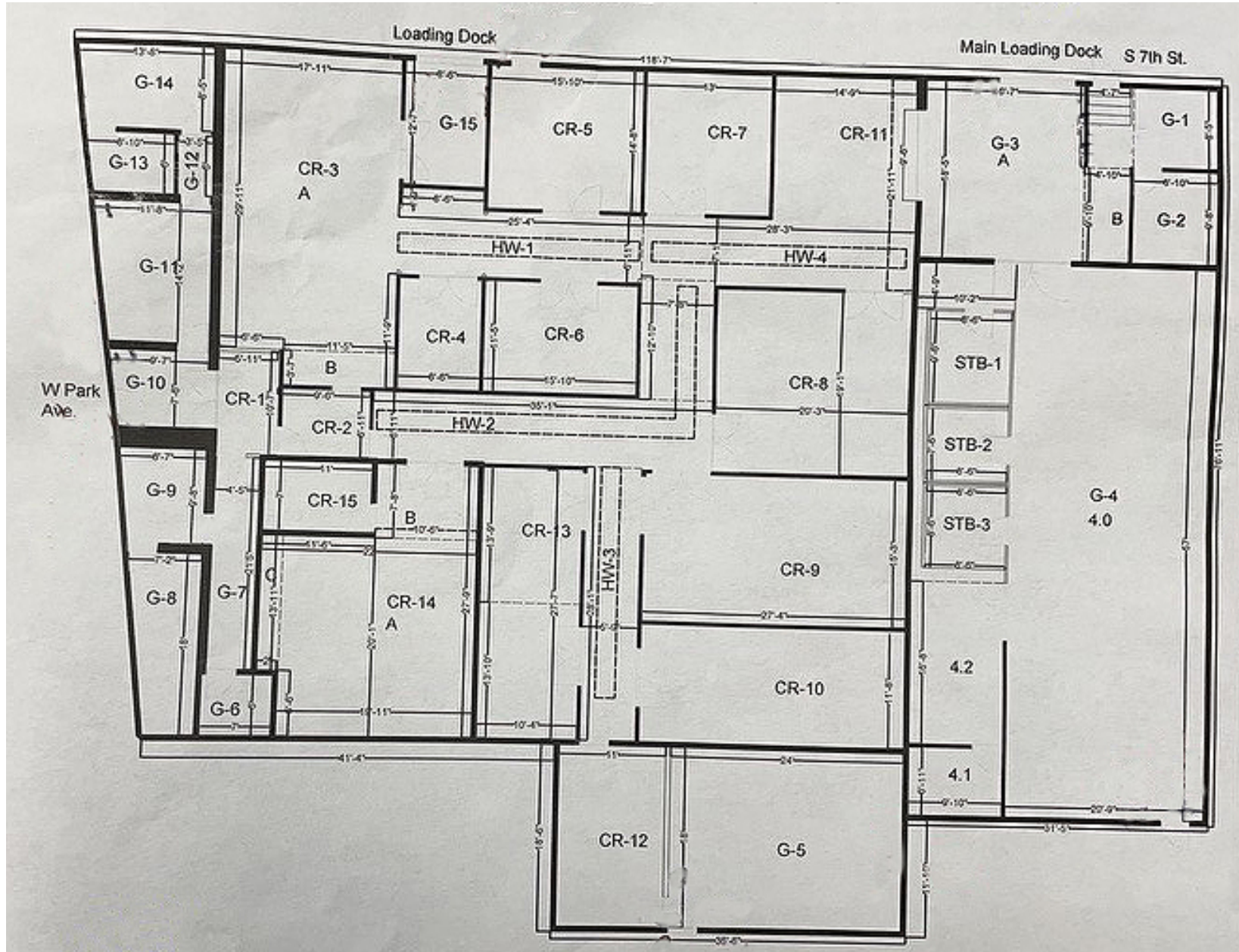
**PROPERTY SPECIFICATIONS**

Total Square Feet:..... 10,000± SF  
 Lot Size: ..... 0.34± Acres  
 Age:..... 65±  
 Sprinklered: ..... 100%  
 Exterior Walls: ..... Block  
 Ceiling: ..... 10'-12' Clear  
 Bathrooms: ..... Two (2)  
 Loading: ..... Two (2) tailgates  
 HVAC: ..... Throughout  
 Electric: ..... 220V, 3 Phase, 800 Amps  
 Water:.....Public  
 Sewer:.....Public  
 Parking: ..... Eight (8) off-street (deeded),  
 plus on street parking  
 Zoning: ..... I2  
 Municipality:..... Perkasio Borough  
 Tax Parcel..... 33-004-117  
 Real Estate Taxes Assessment .....\$64,000  
 Real Estate Taxes (2016).....\$10,877  
 Sale Price: ..... \$795,000

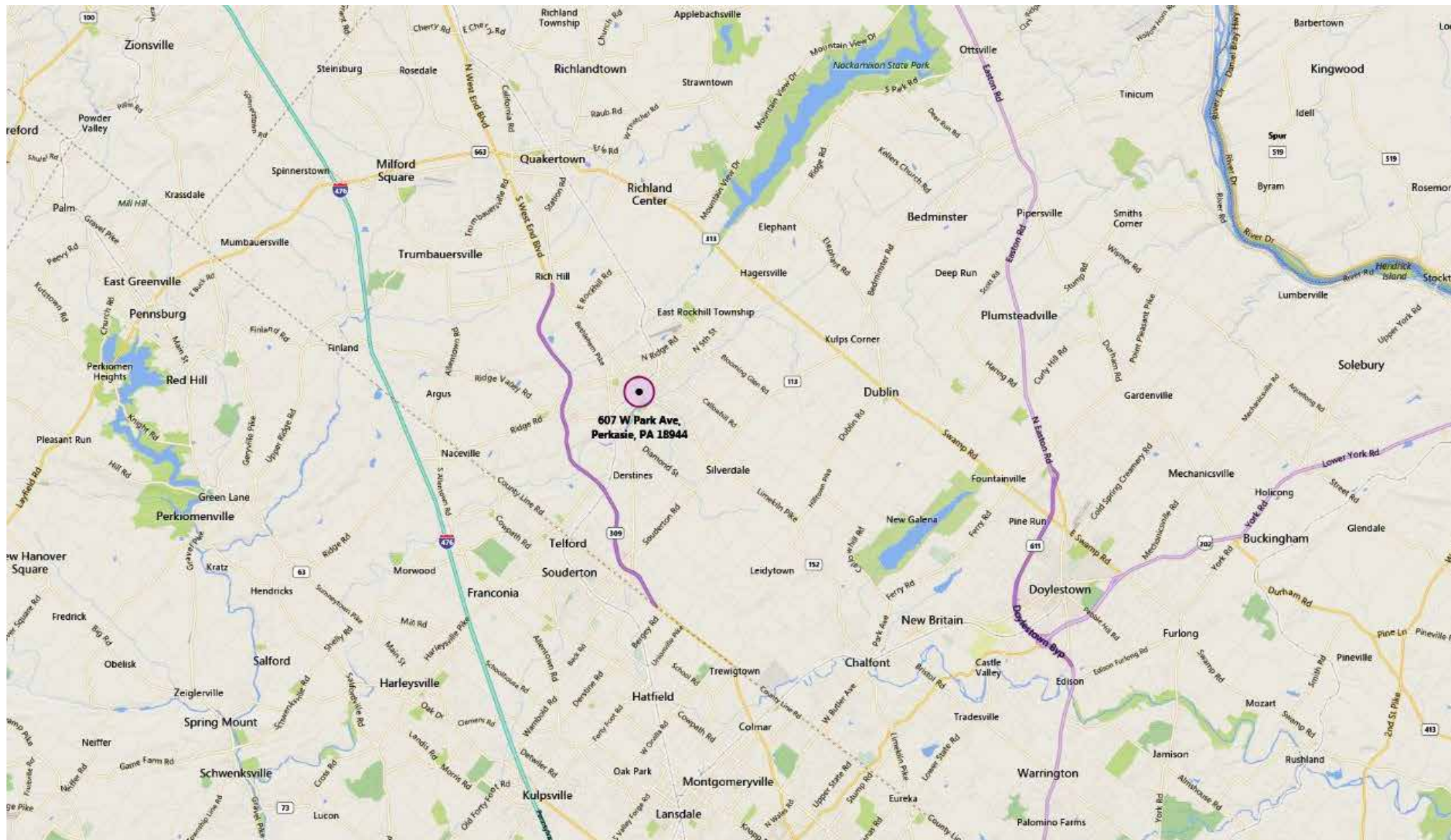


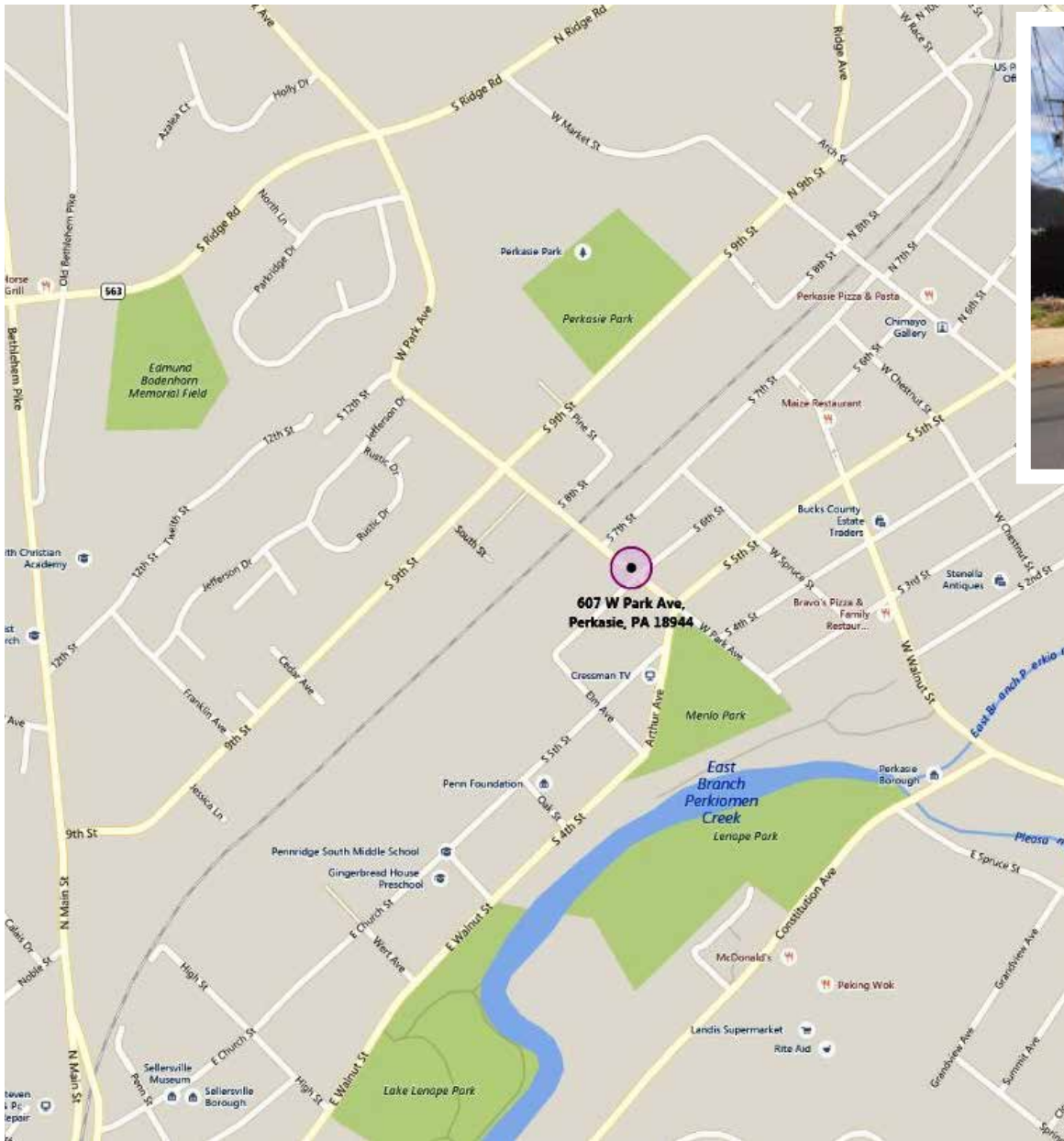
- **Specialty Building at a Great Price!**
  - Well Maintained Building
  - Entire Building Fully Air Conditioned
- Ideal Space for Specialty Manufacturing or R & D











**I2 - Light Industrial Zoning Permitted Uses**

- Manufacturing
- Research
- Warehouse and Distribution
- Contractor Office & Shops
- Office, Business or Professional
- Office or Clinic, Medical
- Veterinary Office
- Kennel
- Bank or Savings & Loan
- Entertainment & Recreation Facility, Outdoor, Non-governmental
- Motor Freight Terminal
- Motor Vehicle Repair Garage
- Motor Vehicle Sales & Rental
- Retail Shop
- Service Business
- Brewery
- Microbrewery, Micro Winery, Micro Distillery
- Brew Pub
- Taproom
- Printing, Publishing, & Binding
- Recycling Facility
- Research