

FOR LEASE

Office Flex

PENN'S  GRANT REALTY
Corporation

*500 Horizon Drive, Suite 505
Chalfont, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



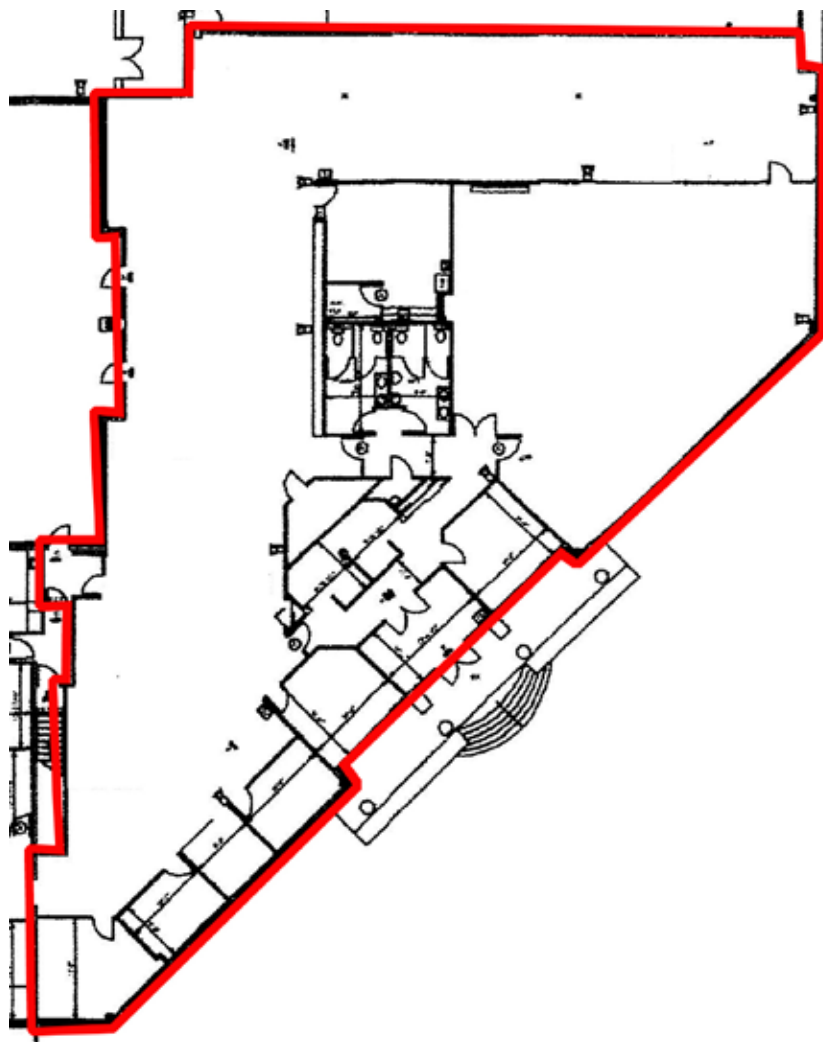
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PROPERTY SPECIFICATIONS

Total Size: 10,415± SF (divisible)
Ceiling Height: 12' Clear
HVAC: Fully conditioned
Water: Public
Sewer: Public
Gas: Public
Municipality: New Britain Township
Zoning: C3-Commercial
Lease Price: \$20 PSF, plus utilities ans cleaning

PROPERTY HIGHLIGHTS

- **Flexible Floor Plan**
- **Fully Heat & Air Conditioned Space**
- **Easy Access To Both Bucks and Montgomery Counties**
- **2 Minutes to Route 202 Bypass**
- **4 Minutes to Route 309 and Montgomeryville**
- **10 Minutes to Route 611 and Doylestown**





C3 - COMMERCIAL PERMITTED USES

- Medical Office
- Veterinary Office
- Professional Office
- Medical & Pharmaceutical Sales Office
- Public Recreational Facility
- Private Recreation Facility
- Private Club
- Community Center
- Multiple Building
- Service Business*
- Office Supplies & Equipment Sales/Service
- Package Delivery Service
- Photocopying Services
- Wholesale Business
- Wholesale Storage/Warehousing
- Printing
- Place of Worship**
- Emergency Service Center**
- Adult Day Care
- Nursery School/Day Care Center
- College Primary or Secondary School**
- Commercial Trade School**
- Personal Care Center*
- Inpatient Drug & Alcohol Rehab Center**

* Conditional Use
 ** Special Exception

