

FOR LEASE

INDUSTRIAL FLEX SPACE

PENN'S GRANT REALTY
Corporation

**33 Appletree Lane
Plumsteadville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

Total Unit Size: 3,300± SF on two levels
 Office Space: 1,800± SF (1st Floor 1,000± SF; 2nd Floor 800± SF)
 Warehouse Space: 1,500± SF
 Warehouse Floors:..... Concrete
 Warehouse Ceiling Height: 20' clear
 Loading Dock: One (1)
 Drive-In Door: One (1)
 Power: 200 amp, 3-phase, 220 volt
 Utilities: PECO Gas & Electric
 HVAC Office: Gas Heat with Central Air
 HVAC Warehouse: Ceiling Hung Gas Fired Heat
 Parking: 8+ Spaces
 Water: Private
 Sewer: Public
 Zoning: I - Industrial
 Business Park: Bedminster Business Park
 Municipality: Bedminster Township
 Lease Price: \$3,300 per month NNN

I - Industrial Zoning Uses

Permitted Uses

- Manufacturing
- Research
- Wholesale Business
- Wholesale Storage
- Warehousing
- Printing
- Contracting
- Commercial Kennel
- Winery/Brewery/Distillery
- Place of Worship
- Library/Museum
- Municipal
- Recreation Facility
- Service Business
- Indoor Athletic Club
- Truck & Farm Equipment Sales
- Mini-Warehouse
- Limited Contracting
- Dispensary
- Emergency Services
- Flex Space

Special Exception

- School
- Day Care
- Private Camp
- Community Center
- Private Club
- Resource Recovery Facility







