

FOR LEASE INDUSTRIAL FLEX SPACE

PENN'S  GRANT REALTY
Corporation

6120 Kit Road
Plumstead Township, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

Unit 6120 4,500± SF
 Office Space: 1,200± SF on 2 floors
 - one (1) private office, open work areas, kitchenette, one (1) Bathroom
 Warehouse Space: 3,300± SF
 Loading Dock: One (1) 8'x10' Door
 Drive-in Door: One (1) 10'x10' Door
 Power: 240 volt, 3 Phase, 200 amp

 Warehouse Floors: Concrete
 Warehouse Ceiling Height: 17' clear
 Utilities: PECO Gas & Electric
 HVAC Office: Heat Pump
 HVAC Warehouse: Ceiling Hung Gas Fired Heat
 Parking: To Code
 Water: Private
 Sewer: Public
 Tax Parcel: 34-004-010
 Zoning: LI - Light Industrial
 Business Park: Plumstead Business Campus
 Municipality: Plumstead Township
 Lease Price: \$12 PSF, NNN plus utilities & interior cleaning



LI - Light Industrial - Zoning Uses

Permitted Uses

Manufacturing	Public Recreational Facility	Ready-Mix Concrete Plant
Research	Commercial Recreational Facility	Industrial Park
Warehousing	Laundry	Flex Space
Contracting	Automotive Service Center	School Bus Depot
Business Park	Automotive Repair Shop	Vending Machines
Commercial or Trade School	Motor Vehicle Rental	Medical Office
Day-Care Center	Crafts	Veterinary Office
Hookah Lounge or Vape Store	Lumber Yard	Office
Repair Shop	Asphalt Plant	
Indoor Athletic Club		

Unit 6120 - 4,500+/- SF



