

FOR SUBLEASE

# 50,000 SF Warehouse & Light Manufacturing Facility



2512 QUAKERTOWN ROAD, PENNSBURG, MONTGOMERY COUNTY, PENNSYLVANIA



## FEATURES

- › 100,000+/- SF single-story warehouse distribution and light manufacturing facility on 18.57+/- acres
- › 50,000+/- SF available
- › 18' - 20' clear ceiling height
- › Three tailgate loading docks with dock levelers
- › 277/480 volt, 3-phase electric service; 120/208 volt available
- › Energy efficient fluorescent light fixtures and mercury vapor lighting
- › Wet sprinkler system
- › Ceiling suspended gas-fired unit heaters
- › Zoned LIC-1: Light Industrial and Limited Commercial District
- › Potential for trailer parking

## CONTACT US

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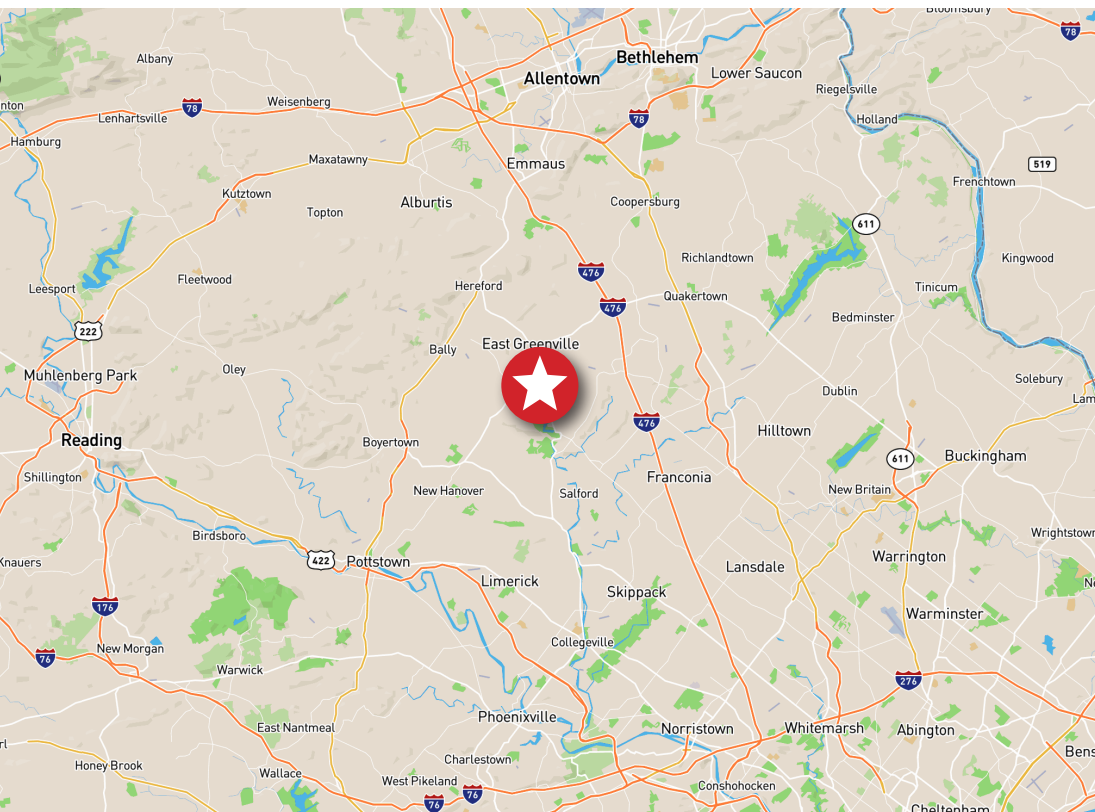
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- Conveniently located approximately four miles from the Quakertown Interchange of the Northeast Extension (I-476) of the Pennsylvania Turnpike (I-276). Immediate access to Routes 663, 29, and 309.