



FOR LEASE

# PENNRIDGE AIRPORT BUSINESS PARK

1100 RIDGE ROAD, PERKASIE, BUCKS COUNTY, PA

CLASS A INDUSTRIAL BUILDINGS | 30,000 TO 690,000 SF



**ABOUT THE OWNER**

Pennridge Development Enterprises is a family owned entity with the goal of developing a locally-based and owned, Class A business park. As the owners of the Pennridge Airport for nearly forty years, we are established local residents who are committed to development which will compliment the surrounding community. Our plan for the park will be enhanced by the resources of the corporate airport that will help to support and maintain the proposed development. The park itself will offer its occupiers a high quality working environment where employees and business owners will benefit from the strengths and amenities of the corporate airport and surrounding communities. We will only partner with experienced and professional service providers bringing the local area state-of-the-art industrial, production and office facilities.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

- 100,000 to 200,000 SF Class A industrial buildings (divisible) with ceiling heights of up to 36' clear located within a planned business park.
- Situated on the grounds of the Pennridge Corporate Airport (KCKZ) providing immediate access to the one of the region's largest corporate airports and a 4,215' paved runway.
- One of the only new speculative developments within business friendly Bucks County.
- Ideal for production and warehousing with considerable flexibility of design to accommodate build-to-suit requirements and potential flex needs.
- Site is located less than three miles from Route 309 which provides access to I-476 via both the Lansdale Interchange and the Quakertown Interchange. Route 309 also provides access to the Lehigh Valley and both I-78 and I-276.

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**SITE PLAN**



- Proposed Building 1  
100,000 SF**
- > 100 parking spaces
  - > 27 loading spaces
  - > 15 trailer parking spaces
  - > 20 reserved parking spaces
  - > 36' clear height
  - > ESFR sprinkler system
  - > Loading court: minimum 130'
  - > Approximately 5% office finish
  - > Water, sewer, power and gas all available at the site

**CORPORATE NEIGHBORS**

