



VERSATILE SHOWROOM & DISTRIBUTION FACILITY  
58,934+/- SF ON 8.82+/- ACRES



VERSATILE SHOWROOM & DISTRIBUTION FACILITY  
58,934+/- SF ON 8.82+/- ACRES



1522 BETHLEHEM PIKE, HATFIELD, MONTGOMERY COUNTY, PA



- › 58,934+/- SF building on 8.82+/- acres (plus additional corner parcel)
- › Flexible zoning allows a variety of business uses
- › Ideal for retail, wholesale sales and distribution
- › Fully air-conditioned
- › Mostly finished space
- › Three tailgate loading docks
- › Fully sprinklered
- › Ample on-site paved parking

BARRY GREENBERG  
SENIOR VICE PRESIDENT  
+1 215 928 7547  
[barry.greenberg@colliers.com](mailto:barry.greenberg@colliers.com)

LARRY BERGEN  
SENIOR MANAGING  
DIRECTOR/PRINCIPAL  
+1 215 928 7528  
[larry.bergen@colliers.com](mailto:larry.bergen@colliers.com)

TODD SUSSMAN  
SENIOR VICE PRESIDENT  
+1 215 928 7575  
[todd.sussman@colliers.com](mailto:todd.sussman@colliers.com)

**COLLIERS INTERNATIONAL**  
Ten Penn Center  
1801 Market Street, Suite 550  
Philadelphia, PA 19103  
+1 215 925 4600  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)





## Location Highlights

- › Excellent highway exposure on Route 309
- › Prominent industrial, office, R&D, hospitality, and retail presence
- › Convenient access to major highways - Northeast Extension (I-476) of the Pennsylvania Turnpike (I-276); Routes 309, 63, 463, and the 202 Bypass
- › Highly desirable location with excellent nearby amenities
- › SEPTA Regional Commuter Rail Line is less than 2 miles from property



Demographics	1 Mile	3 Mile	5 Mile
Population	2,388	43,267	135,484
Average HH Income	\$115,791	\$100,008	\$97,626
Businesses	239	2,004	5,835
# of Employees	3,372	28,335	77,320