

FOR SALE OR LEASE

38,000 SF Office, A/C Production and Warehouse Facility



185 DISCOVERY DRIVE, COLMAR, MONTGOMERY COUNTY, PENNSYLVANIA



FEATURES

- › Versatile, one-story industrial facility consisting of corporate/administrative offices, air-conditioned production and warehouse space
- › 2.9+/- acres
- › 9,000+/- SF air-conditioned offices
- › Three (3) tailgate loading docks
- › Up to 18' ceiling heights
- › 1,200 amp, 120/240 & 480 volt, 3-phase electric service
- › Compressed air-lines
- › Wet sprinklered system
- › Energy efficient T5 fluorescent light fixtures
- › Reinforced concrete floors
- › 25' x 50' column spacing and sections clear span
- › Municipal water and sewer; natural gas service
- › Ample employee parking - macadam surfaced and lined
- › Zoned LI - Light Industrial District
- › Additional 2.7+/- acres optionally available - potential for expansion and/or outside storage

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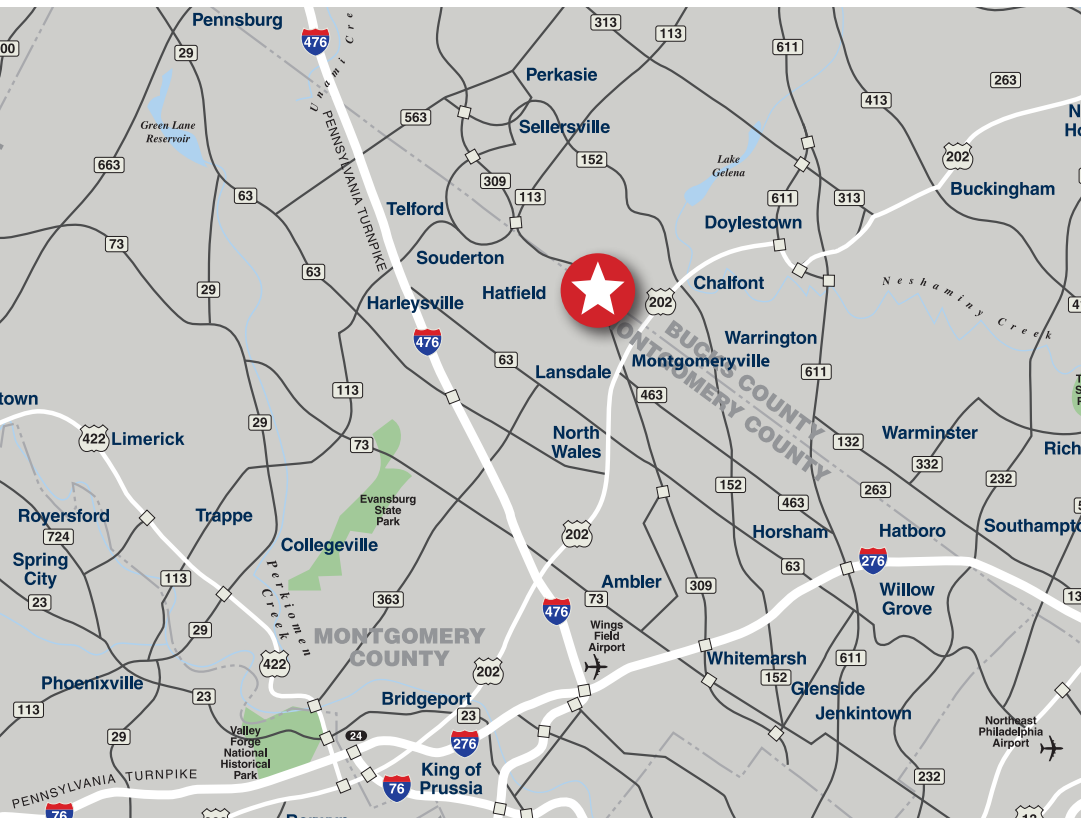
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- Adjacent to Route 309 and within seven miles of the Northeast Extension (I-476) of the Pennsylvania Turnpike (I-276), providing convenient access to the region's major transportation arteries, and the Lehigh Valley.
- Colmar Station serving the SEPTA R-5 Regional Commuter Rail Line is within walking distance of the property.



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.