

2412 Milford Square Pike Quakertown

Milford Township, Bucks County, Pennsylvania

EXCELLENT 17,000 SF
FLEX/WAREHOUSE SPACE
FOR LEASE



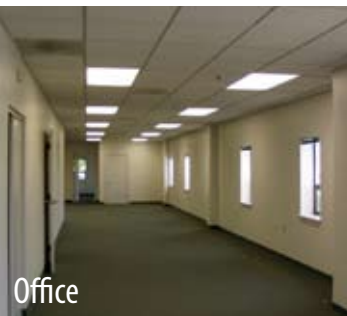
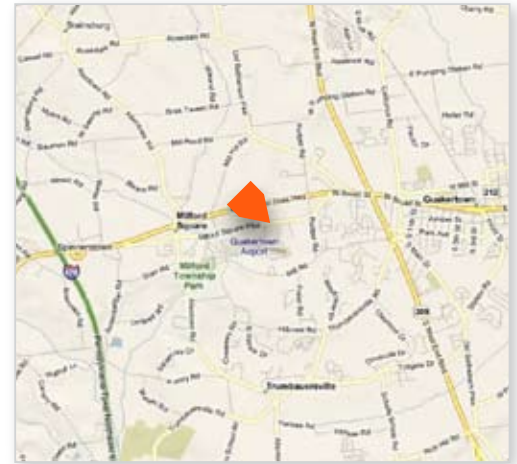
Features

- Excellent Access to Quakertown Turnpike Interchange and Routes 309 and 663
- Tailgate and Drive in Loading
- 24 foot ceiling heights

Available

- Approximately 2,600 SF Office Space
- Approximately 14,400 SF Warehouse Space
- Lease Rate: \$4.95/SF; NNN

Location



Office



Loading



Warehouse



VALLEYWIDE REAL ESTATE
& Asset Management, LLC

ValleyWide Real Estate & Asset Management, LLC

1001 E. Highland Street, Allentown, PA 18109

phone/ 610.295.6100 fax/ 610.432.2656 web/ www.ValleyWide-LLC.com

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Property Data

Total Square Feet Available	Approximately 17,000 SF
Floor plan	Available
Office space	Approximately 2600 SF
Warehouse	Approximately 14, 400 SF
Zoning.....	Planned Industrial
Ceiling heights	24 feet
Sprinklers.....	Yes
Water	Milford Township Water Authority
Sewer.....	Milford Trumbauersville Area Sewer Authority
Loading.....	2 tailgate docks with load levelers and one 14' drive in door
Power:.....	120/208 volt, 400 amps, 3 phase; PP&L
Heat	Gas fired hot air
Bathrooms	2 in office plus warehouse bathroom
Parking.....	Approximately 20 spaces in front
Rent	\$4.95/SF triple net

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