

# 32 APPLETREE LANE

Pipersville, PA



## 21,103 SF LIGHT INDUSTRIAL SPACE FOR LEASE

Multi-Functional Standalone Industrial Facility with Office, Light Manufacturing and Warehouse Space

LOT SIZE:	+/-2.175 acres
BUILDING SIZE:	+/- 21,103 SF
	Front section +/-14,041 SF
	Rear addition: +/-6,000 SF
LOADING:	Three (3) tailgate docks, One (1) drive-in door
CEILING HEIGHT:	+/-20' Sloping to 18' in production/warehouse area
COLUMN SPACING:	25' x 50' Front section
	30' x 50' Rear addition
ZONING:	I - Industrial



**MANUFACTURING/ASSEMBLY**



**RESEARCH/DEVELOPMENT**



**WAREHOUSE/DISTRIBUTION**



**TECHNICAL/TRADE CENTER**

Exclusively Represented By  
The Flynn Company

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### BUILDING SPECIFICATIONS

- Exterior building mounted LED security lighting
- Perimeter alarm security system with building mounted cameras
- Approximately 22 parking spots
- One (1) electric 30-gallon hot water heater
- On-site well with water treatment system
- Sewer service provided by Bucks County Water and Sewer Authority
- 700 Amp 120/208V three-phase electrical service provided by PECO
- Natural Gas Service provided by PECO, 3" gas line

### PRODUCTION/LIGHT MANUFACTURING AREA

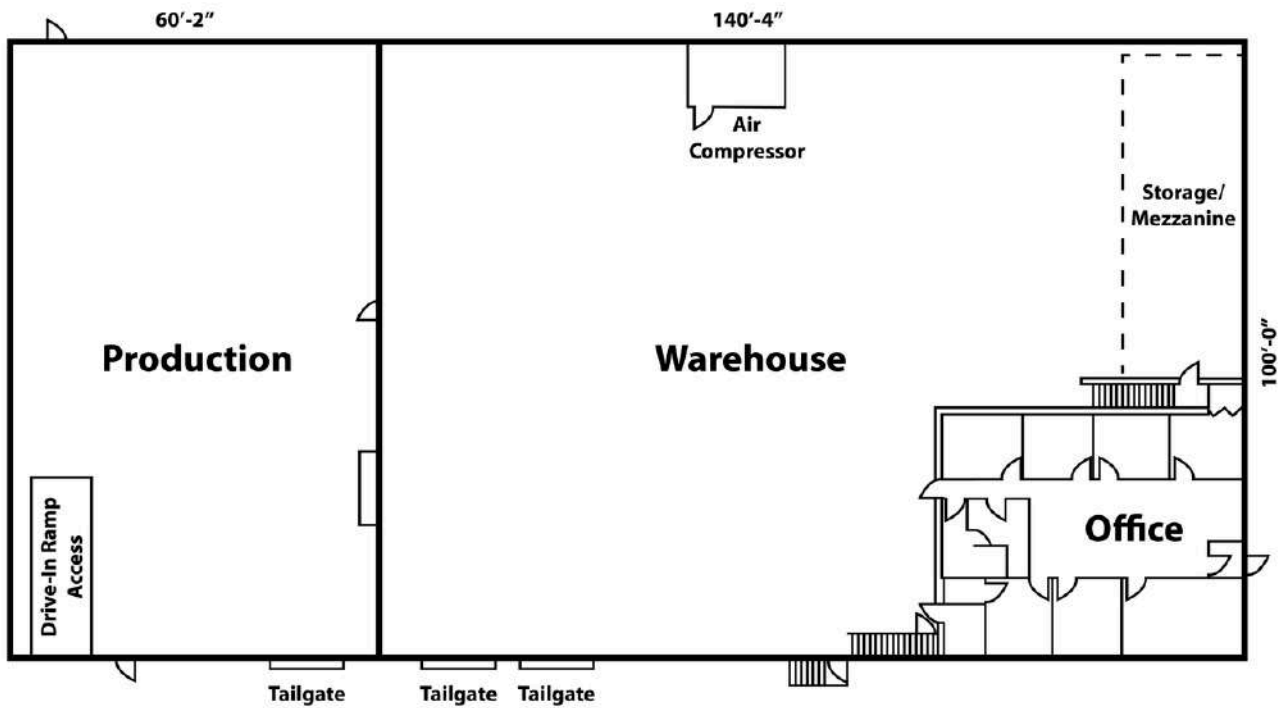
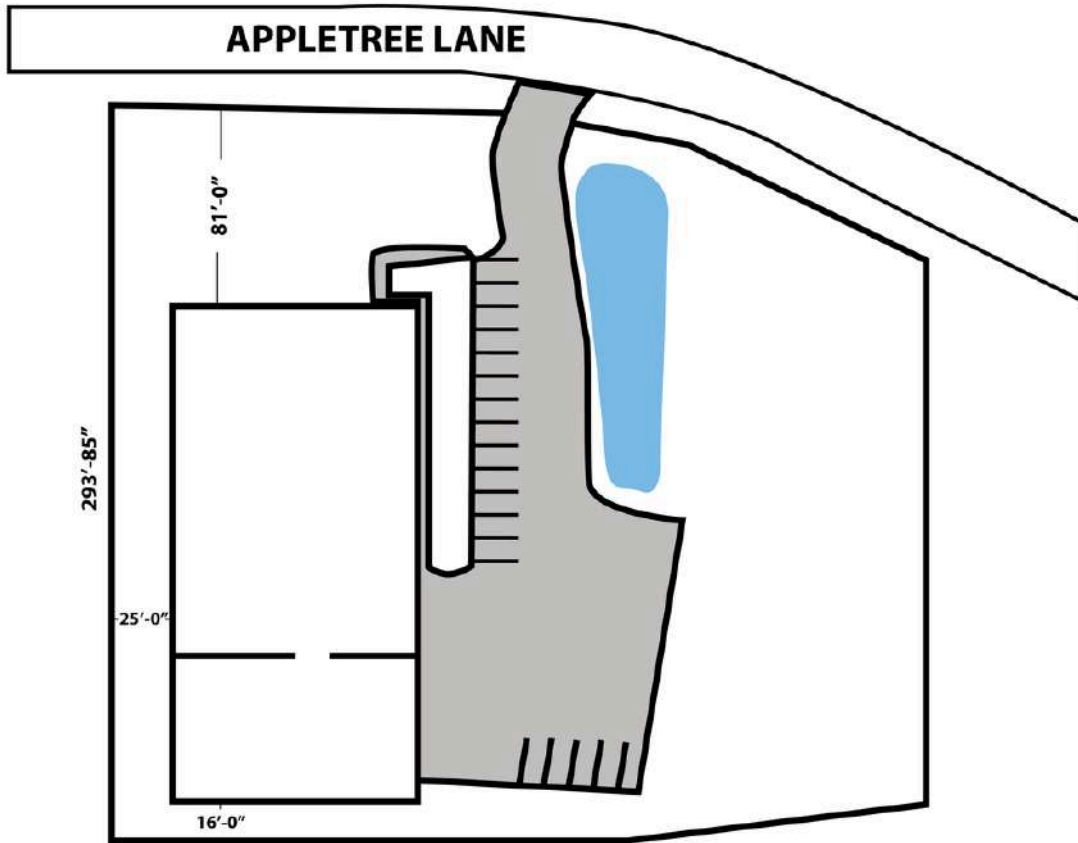
- Floors: Warehouse: 6" Reinforced concrete over crushed stone base (assumed but not verified)  
Production Area: 6" Concrete floor slab on 4" compacted crushed stone base
- Loading: Warehouse: Two (2) 10' x 12' steel tailgate doors, one with pit mounted leveler, dock seal and vision panel  
Production Area: One (1) 10' x 12' steel tailgate door with pit mounted leveler and dock seal  
One (1) 10' x 10' knock-out panel providing drive-in ramp access
- One (1) air compressor, existing distribution of compressed air lines throughout portions of the building
- Ceiling-suspended gas radiant heaters
- One restroom in warehouse area
- Energy-efficient LED lighting
- Two-hour rated fire door (11'H x 12'W) with fuse link between warehouse and production areas
- Approximate 1,000 square feet storage mezzanine with concrete floor in warehouse (not included in building square footage)



### OFFICE

- 1,053 SF Mezzanine office space
- Fully conditioned
- Seven (7) private offices, general office area, break area, and reception lobby.
- Three (3) restrooms- 2 on first floor and one on mezzanine, one stall shower
- Conference room, break area, restroom, server room, and storage room

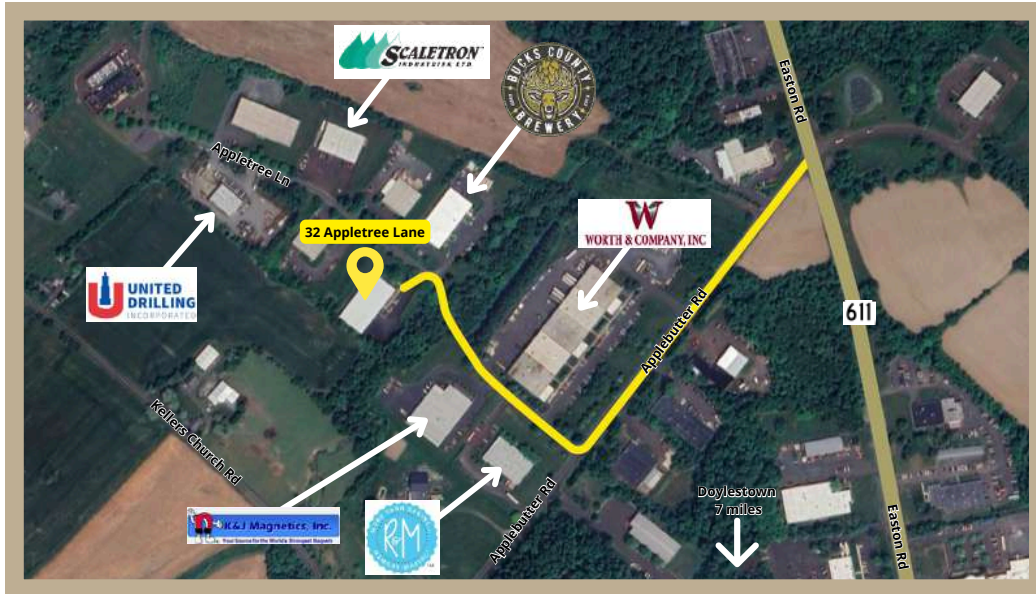
## SITE/FLOOR PLAN



## LOCATION

32 Appletree Lane offers a convenient location in Pipersville, PA, with quick access to Routes 611 & 412.

The vibrant walkable downtown area of Doylestown offers an eclectic variety of dining, shopping, cultural and entertainment options just a short 15 minute drive from the property! Additional amenities are located in other surrounding areas nearby.



Downtown Doylestown



### Interstate Access

- Approximately 18 miles north of I-276 (PA Turnpike) Exit 343 (Doylestown-Jenkintown).
- 18 Miles from the Northeast Extension (I-476)
- 24 Miles to I-78.

### Nearby Airports

- 26 Miles - Trenton-Mercer
- 52 Miles - Philadelphia International
- 66 Miles - Newark Liberty International

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