



STATION PARK

INDUSTRIAL SUITES
AVAILABLE FOR LEASE



SUITE 380- 12,022 SF
ANNEX BUILDING- 3,230 SF

330-339 S WARMINSTER RD
HATBORO, PA 19040

The
Flynn
Company

**CADDY-CORNER TO
SEPTA TRAIN
STATION**

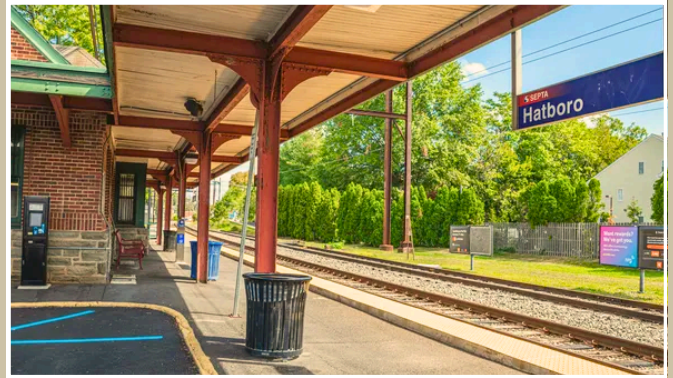
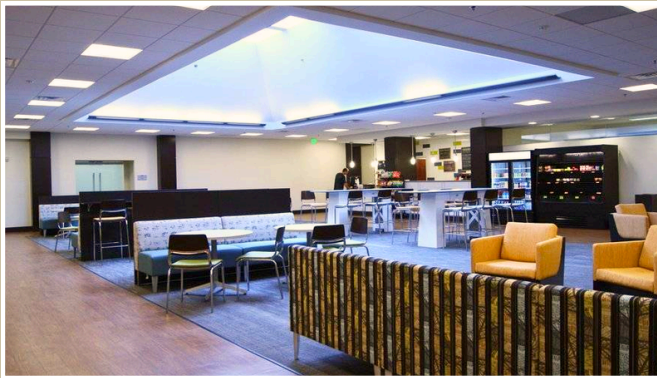
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565



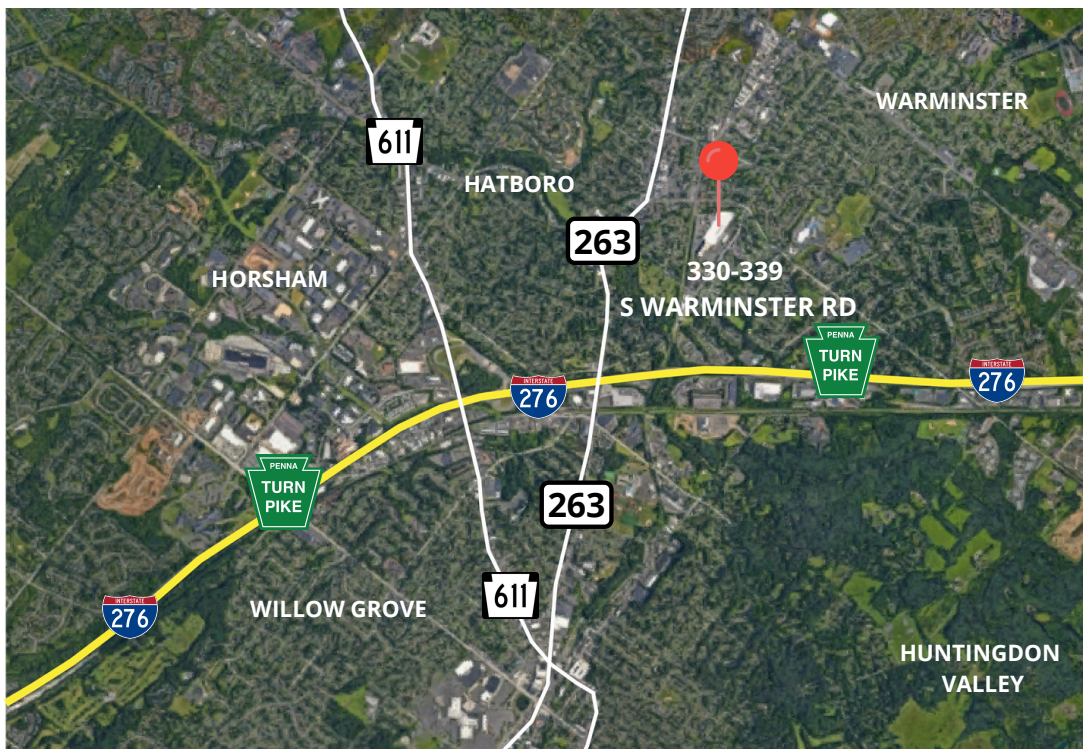
CAMPUS HIGHLIGHTS

- 412,454 SF multi-tenant complex on 29.47 acres
- Building Located caddy corner to the SEPTA Hatboro Train Station
- Two on-site generators
- 7 mega watts of power to the site
- 1249 parking spaces (3 per 1,000 sf)
- Tax Parcel 08-00-05734-00-9
- On-Site KinderCare Daycare
- Zoned LI: Limited flex/office District in Hatboro Borough
- Fully wet sprinklered system with new pump installed 2019
- On-Site fitness center
- On-Site Common Grab N' Go Café





LOCATION



Located at the intersection of Byberry and S. Warminster Rds

Approximately 1.75 miles from the Willow Grove exit off the PA Turnpike.

Additional access to the property is provided by Easton Rd (611), County Line Rd, Street Rd and York Rd.

Close proximity to ample restaurants, shops and local amenities

Trenton Mercer Airport 22.6 mi

Philadelphia International Airport 28.1 mi



HATBORO TRAIN STATION
LOCATED CADDY CORNER
TO THE REAR OF THE SITE





► SITE PLAN



► PHOTOS





SUITE 380

SUITE 380- 12,022 SF

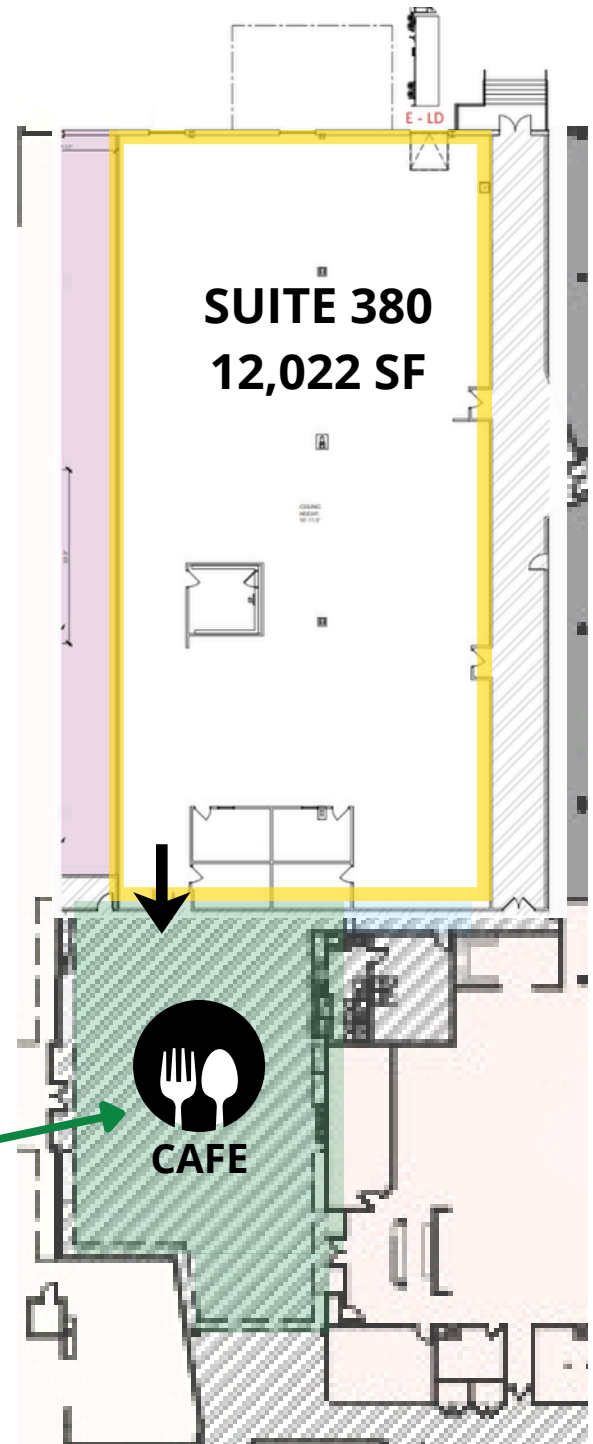
- BOX TRUCK HEIGHT DOCK DOOR
- DIRECTLY ADJACENT TO GRAB & GO CAFE
- POTENTIAL FOR OUTSIDE STORAGE
- ABUNDANT PARKING
- FULLY CONDITIONED SPACE
- 7 MEGAWATTS OF POWER TO THE SITE

MAKE READY IMPROVEMENTS TO INCLUDE:

- WHITEBOX INTERIOR
- LED LIGHTING
- ➔ REMOVAL OF DROP CEILING TO PROVIDE 16'-17' CLEAR HEIGHT



Suite adjacent to grab & go cafe





ANNEX BUILDING

BUILDING TOTAL

3,230 SF

SUITE A: 1,634 SF

SUITE B: 1,573 SF

- TWO GRADE LEVEL DRIVE-IN DOORS CAN BE DEMISED TO ONE LARGER DOOR OR REMAIN SEPARATE
- POTENTIAL FOR OUTSIDE STORAGE OR EXTRA PARKING

