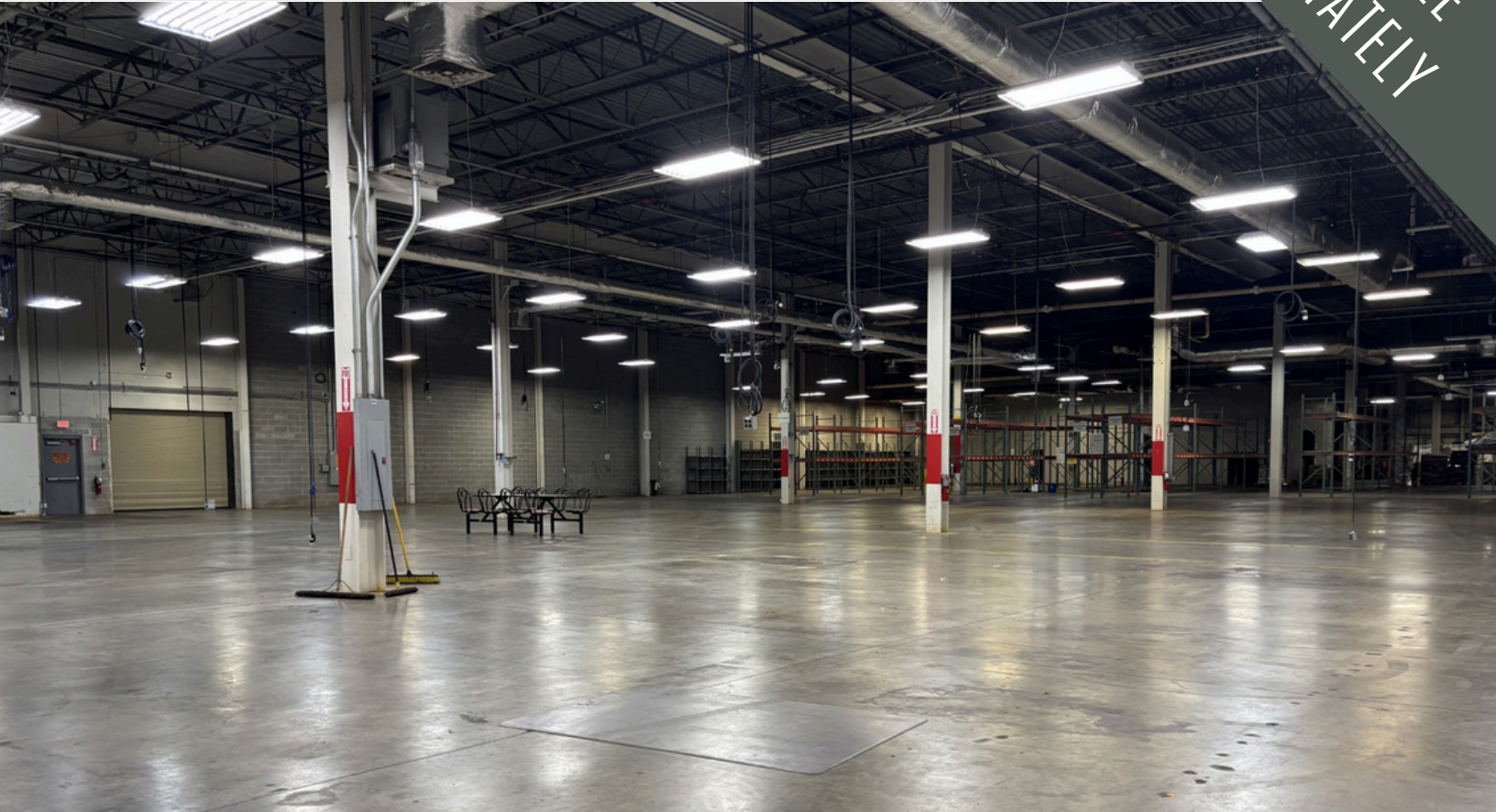


# 2750 MORRIS ROAD

LANSDALE, PA

AVAILABLE  
IMMEDIATELY



EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY

MICHAEL BORSKI JR., SIOR  
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The  
Flynn  
Company

## 67,853 SF OF INDUSTRIAL SPACE AVAILABLE FOR LEASE

### FEATURED HIGHLIGHTS

67,853 RSF AVAILABLE

- 54,395 SF WAREHOUSE WITH 13,458 SF OFFICE SPACE

CLIMATE CONTROLLED WAREHOUSE

4 DOCK DOORS

CLEAR HEIGHT: 20'

COLUMN SPACING: 40' X 40'

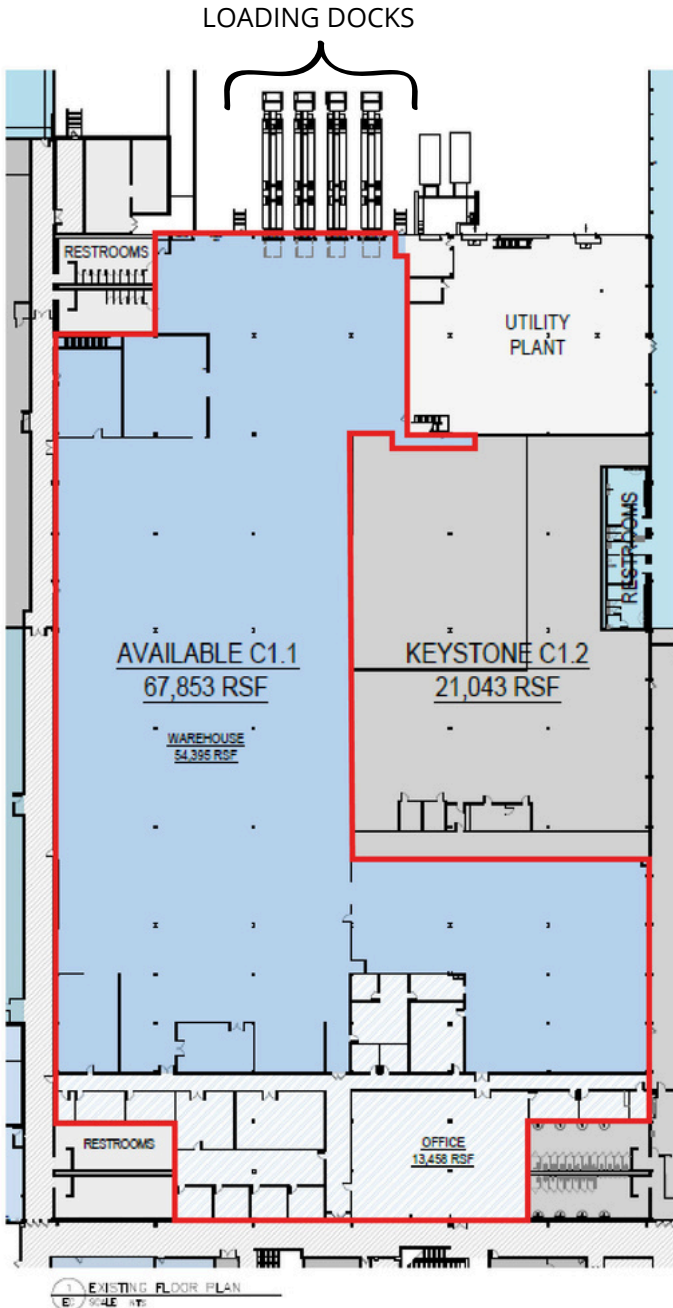
ADDITIONAL 23,002 SF 2<sup>ND</sup> FLOOR MEZZANINE CONTIGUOUS  
TO UNIT

THE FLYNN COMPANY

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

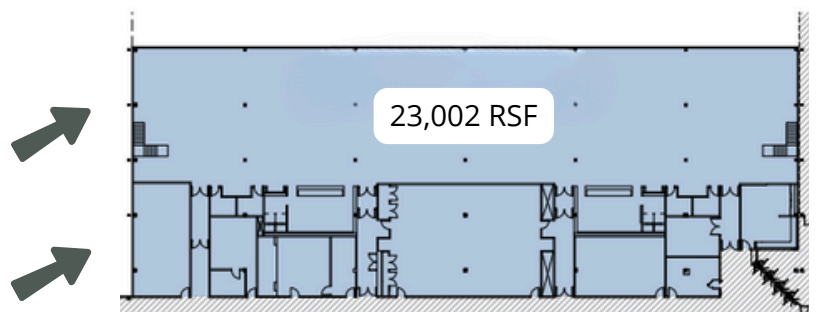
FLOOR PLAN- EXISTING CONDITIONS

67,853 - 90,585 SF AVAILABLE



*Current floorplan for the first floor consists of 67,853 SF, including 13,458 SF office space. Optional additional 23,002 SF space can be made available for flex use on second floor above, for storage or bonus work space.*

*See following page for additional demising options.*



OPTIONAL MEZZANINE/  
STORAGE

PROPERTY PHOTOS



## LOCATION



- LOCATED ONLY 4 MILES TO LANSDALE INTERCHANGE OF I-476 (VIA S VALLEY FORGE ROAD & SUMNEYTOWN PIKE)
- APPROXIMATELY 7 MILES TO I-276 (VIA MORRIS ROAD)
- SITUATED ON 84 BEAUTIFULLY LANDSCAPED ACRES WITH VISIBILITY ON ITS 1,725 FEET OF FRONTAGE OF THE PENNSYLVANIA TURNPIKE
- IMMEDIATE ACCESS TO ROUTES 202, 363 & 309
- THE PROPERTY IS LOCATED NEAR A VARIETY OF SHOPS, SERVICES, AND DINING OPTIONS
- DISTANCE TO TOWN CENTERS:
  - DOWNTOWN LANSDALE | 3.3 MILES
  - PLYMOUTH MEETING AREA | 9.6 MILES
  - DOWNTOWN PHILADELPHIA | 27 MILES

FOR MORE INFORMATION PLEASE CONTACT:

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