



Colliers

309

AVAILABLE

Unique Industrial Opportunity Along Route 309

300 Enterprise Lane, Colmar, PA

±37,000 of newly renovated industrial space, with a potential for expansion. Ideally positioned along Route 309 in Colmar, PA. This prime location offers seamless access to Route 202, I-476, and I 276, ensuring excellent connectivity throughout the metro Philadelphia region.

Leasing contacts

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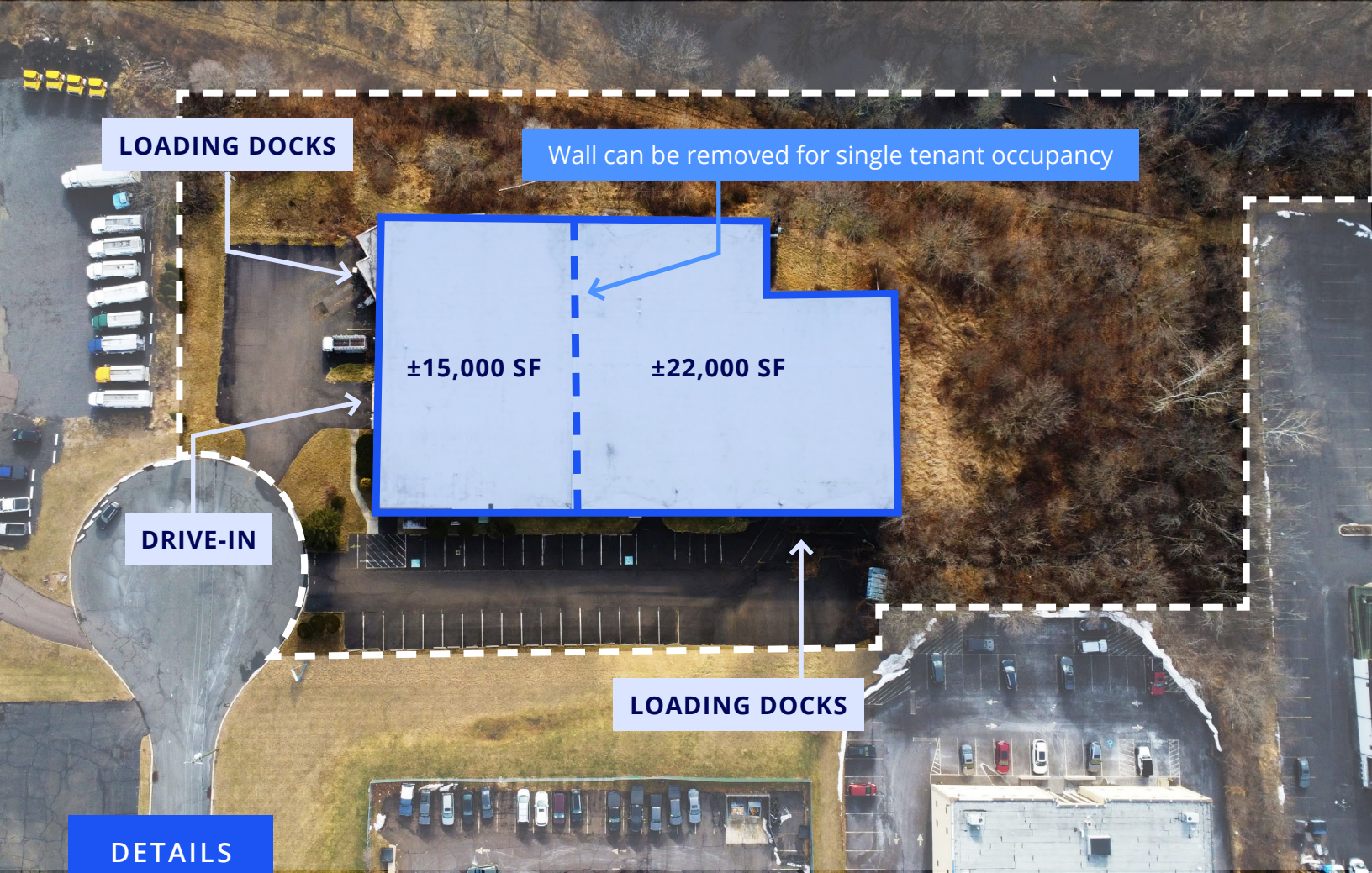
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2005 Market St, Ste 4010

Philadelphia, PA 19103

+1 215 925 4600



Address 300 Enterprise Lane, Colmar, Hatfield Twp, PA

Building Size ±37,000 SF

Lot Size ±4.1 acres

Ceiling Height 15'4" - 16' under beam
17'4" - 18' under roof deck

Office To suit

Drive-in Doors One (1) 10' x 10' drive-in door
One (1) 12' x 14' drive-in door

Loading Docks Eight (8) 8' x 9' tailgate loading docks
Six (6) with levelers

Floor 5" reinforced concrete, 4,000 lbs PSI

Column Spacing 33' x 36' and 32' x 37'

Power 800-amp, 208/120 volts, 3 phase 4 wire

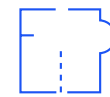
Utilities Public water, sewer, gas and electric

HVAC Office areas fully heated and air-conditioned.
Warehouse space fully heated via suspended natural gas-fired Reznor units.

Parking Ample on site paved parking



Immediate access to PA-309,
PA-202, I-476 & I-276



Can be divided or entire
building can be leased



±3,000 SF clean room
presents a rare value-add
for specialized users



Potential ±15,000 SF
building expansion

Regional Access

Location	Travel Time
Lehigh Valley	31.3 mi 48 mins
Allentown	41.3 mi 52 mins
Philadelphia Int'l Airport	44 mi 56 mins
Center City, Philadelphia	38.3 mi 1 hr



<1 miles
1 min



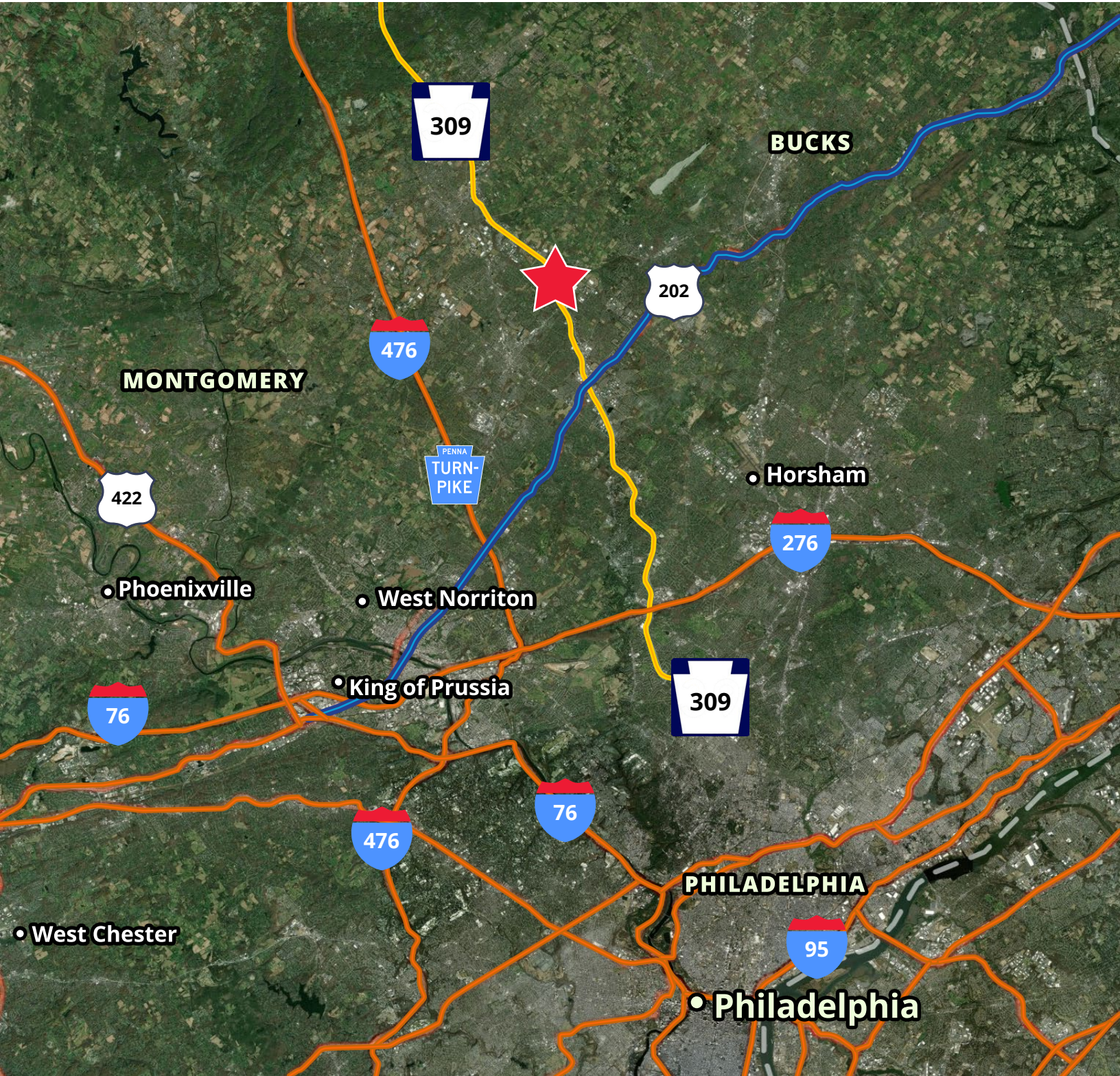
3.4 miles
3 mins



6.7 miles
5 mins



13.8 miles
10 mins



Local Occupiers

- 1 Westmore Industries, LLC
- 2 Hatfield Twp. Municipal Authority
- 3 R&B Truck and Equipment repair
- 4 Teva Pharmaceuticals
- 5 Matcor, Inc.
- 6 Cima Network Inc
- 7 Jillamy
- 8 PDM Constructors/ Durapods
- 9 KEMA Laboratories
- 10 Adiya Pharma
- 11 Bova Food Distributors
- 12 Quad
- 13 Benchmark Industrial Inc
- 14 Toyota Material Handling
- 15 Dorman Products

teva

Quad

KEMA Labs
CESI Group

DORMAN®

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Accelerating success.

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Local Demographics

Population Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,690	63,852	148,870
Employees	4,540	34,023	77,831
Employees Age 16+	2,506	34,226	76,307
% Blue Collar	15.3%	17.9%	16.0%
Households	1,641	24,125	57,614
Avg. Household Income	\$175,929	\$142,047	\$146,787

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