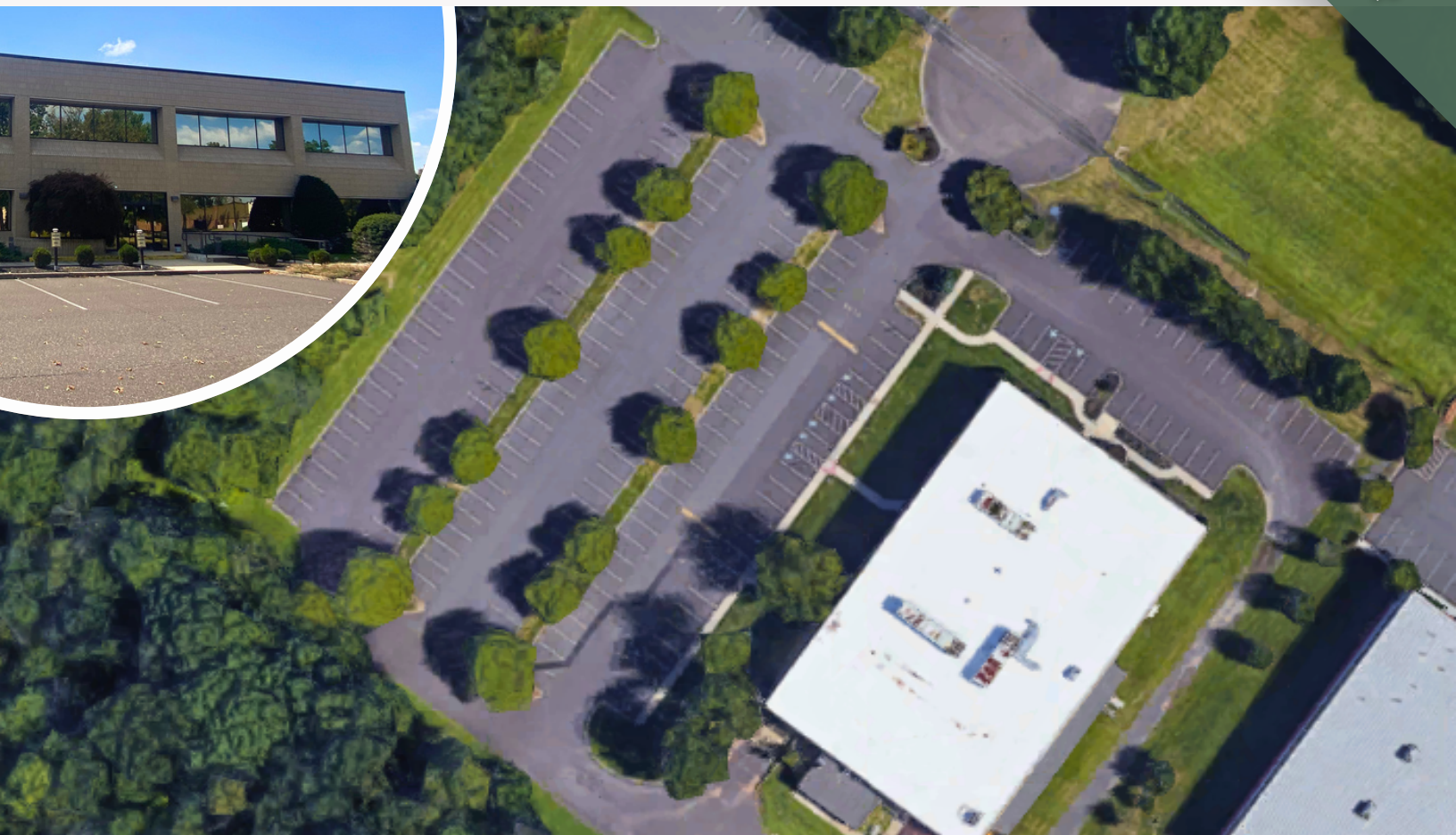


2800 CRYSTAL DRIVE

HATFIELD, PA

UNDER
NEW
OWNERSHIP

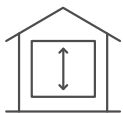


EXCLUSIVELY
REPRESENTED BY
THE FLYNN
COMPANY

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39,262 SF FLEX SPACE AVAILABLE FOR LEASE



- 30,262 SF available for lease



- Second level partially demised to create 14,433 SF area with 25' clear



- 2 Loading docks with potential for expansion



- Fully air-conditioned and sprinklered

- Ample parking with potential outdoor storage space



- Located in the Line Lexington Industrial Park approximately 5.5 miles from the PA Turnpike.

- Easily accessible off of Route 309 (Bethlehem Pike)



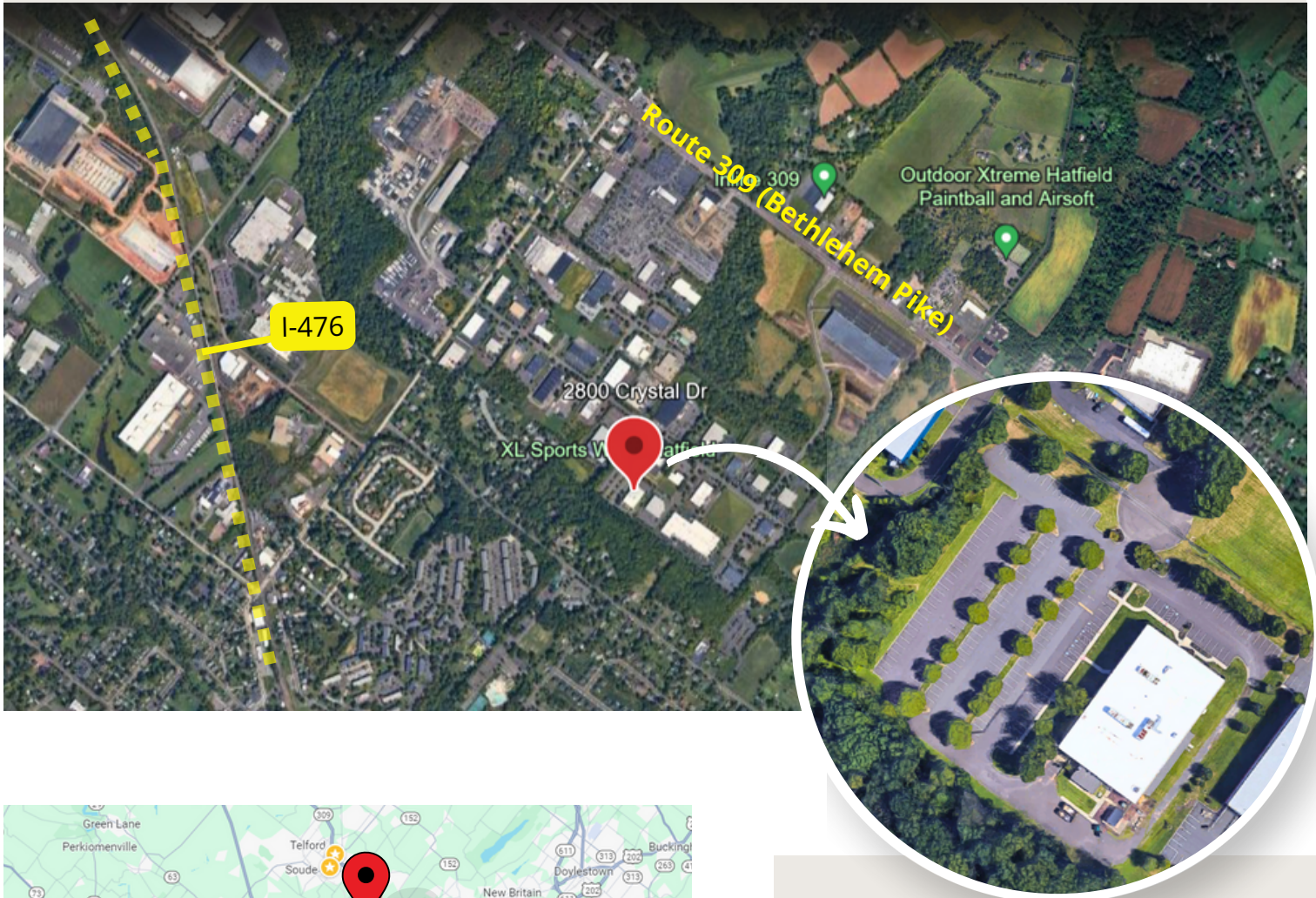
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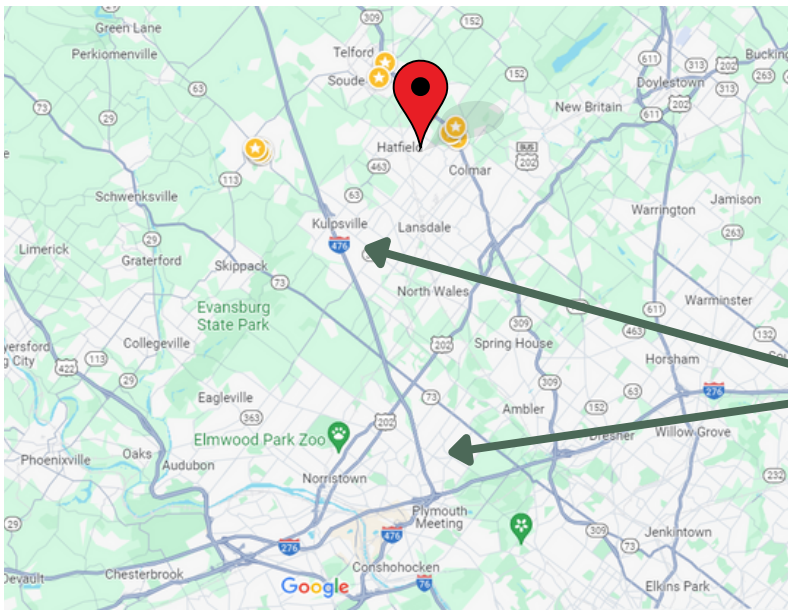
PROPERTY LOCATION

Rare availability in Line Lexington Industrial Park, directly accessible from Route 309



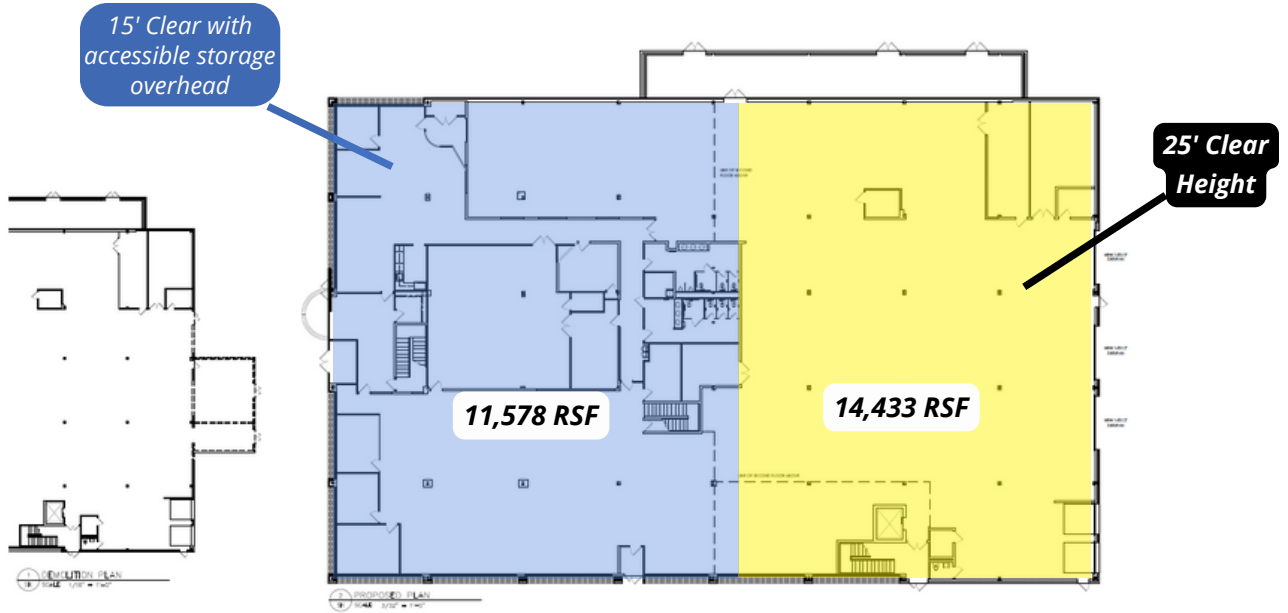
Oversized parking area with potential additional outdoor space

*Easily accessible to I-476,
5.5 miles from PA Turnpike*

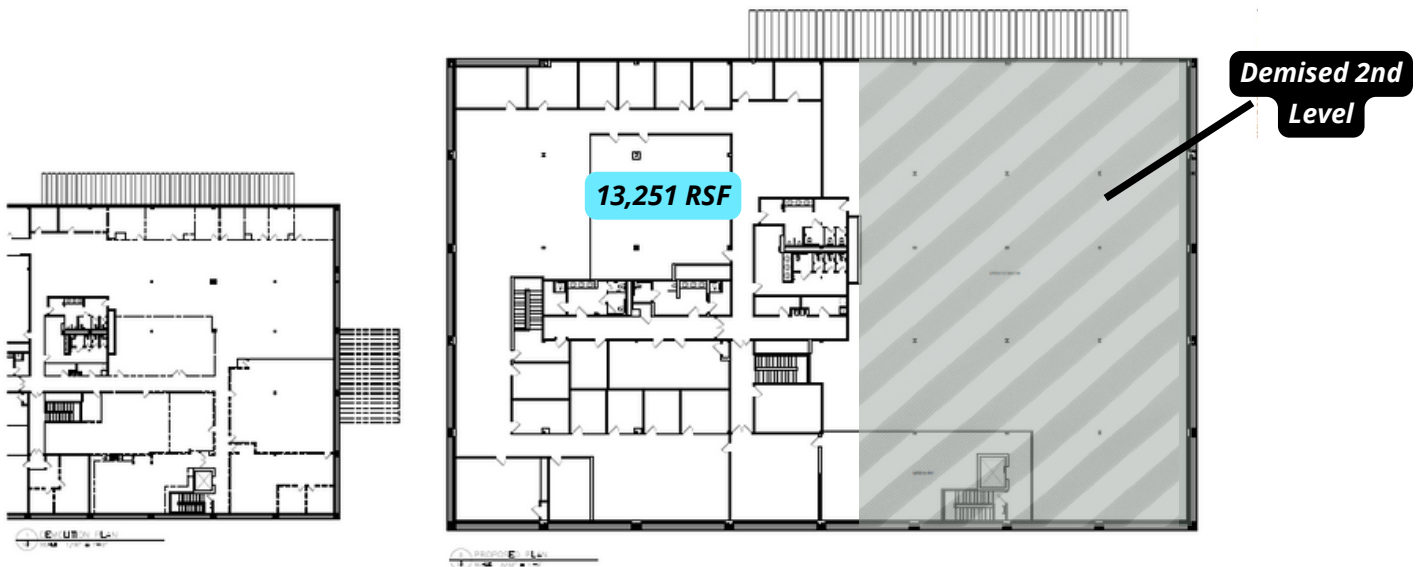


FLOOR PLANS

Plans are underway to demise a portion of the second level, creating an area on the first level with 25' clear ceiling height. The second level above the remaining space on the lower level can be directly accessed for additional storage space.



FIRST FLOOR



SECOND FLOOR

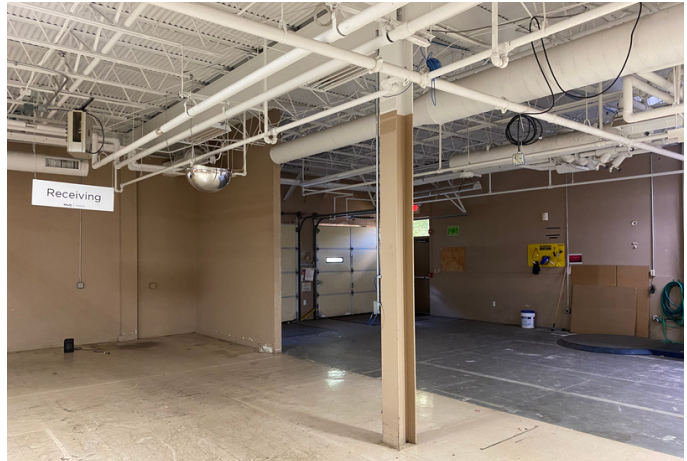


The Flynn Company

2800 CRYSTAL DRIVE

39,262 SF FLEX SPACE FOR LEASE

PROPERTY PHOTOS



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