

2294 N. PENN ROAD

HATFIELD, PA 19440



MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 118

**The
Flynn
Company**

AVAILABLE FOR LEASE

7,500 SF FLEX UNIT

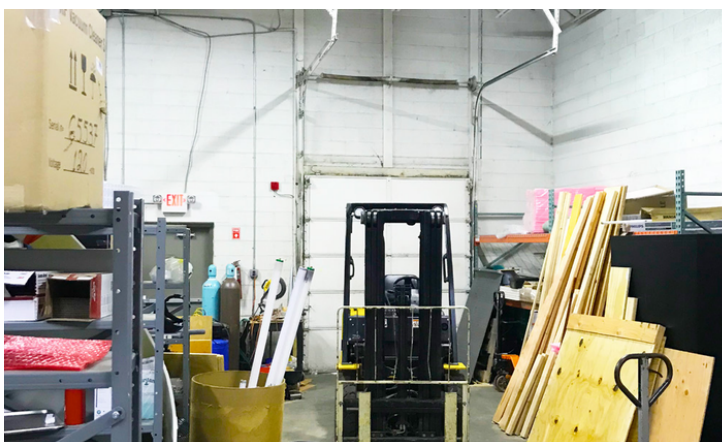
- LOCATED IN LINE LEXINGTON INDUSTRIAL PARK
- TWO CONVENIENT ACCESS POINTS TO ROUTE 309 THAT BOTH LEAD TO FULLY SIGNALIZED TRAFFIC INTERSECTIONS.
- AVAILABLE JANUARY 1, 2027

THE FLYNN COMPANY

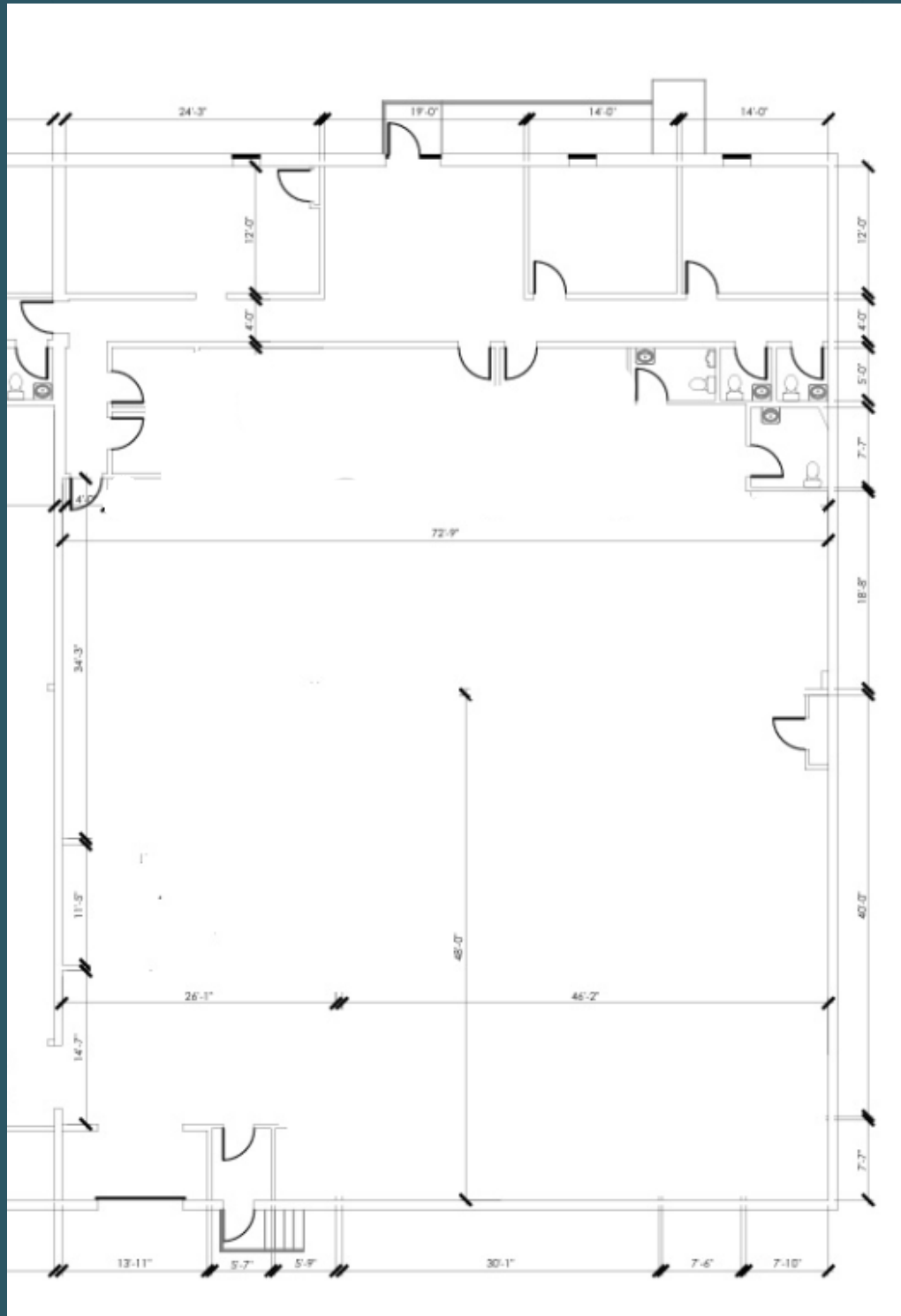
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

BUILDING SPECIFICATIONS

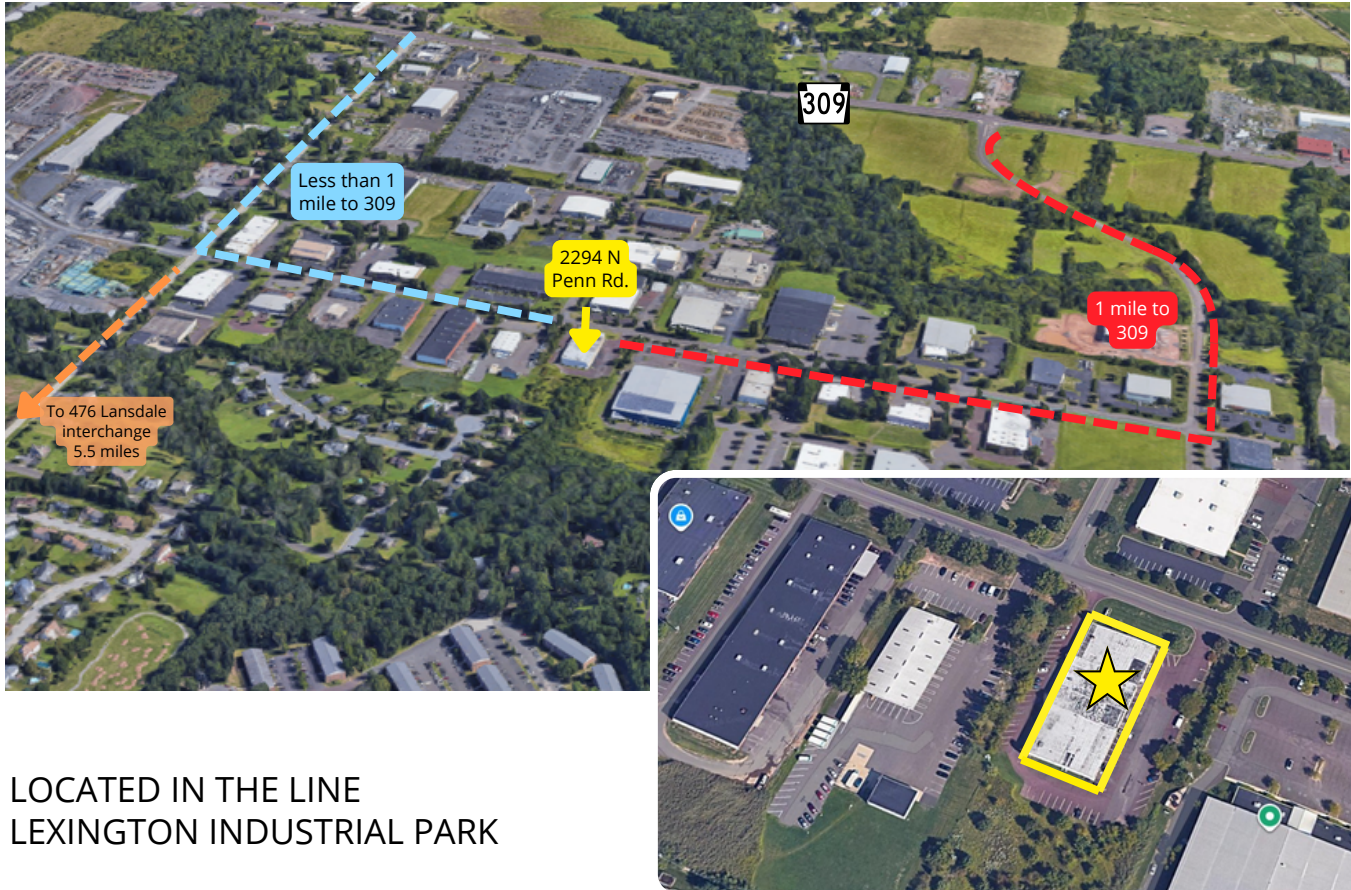
BUILDING SIZE	22,500 SF
UNIT SIZE	7,500 SF
UNIT BREAKDOWN:	~1,200 SF OFFICE 6,300 SF WAREHOUSE
CEILINGS	16 FT. CLEAR
LAND	3.592 ACRES
ZONED	LIGHT INDUSTRIAL
PARKING	49 ON-SITE SPACES
CONSTRUCTION	FIRE RESISTIVE 100% MASONRY WITH STEEL FRAME & STEEL DECK ROOF, 6" REINFORCED POUR CONCRETE
ELECTRICAL	225 AMP OF SERVICE TO ALL SECTIONS OF BUILDING
HVAC	GAS FIRED INDIVIDUALLY CONTROLLED UNITS FOR HEAT ROOF MOUNTED COMBINATION UNITS FOR HEATING, VENTILATING AND AIR-CONDITIONING IN EACH UNIT
WATER & SEWER	MUNICIPAL WATER & SEWER, SITE SERVED BY NATURAL GAS
SMOKE & FIRE DETECTION	HARD WIRED SYSTEM



FLOORPLAN



LOCATION



- LOCATED IN THE LINE LEXINGTON INDUSTRIAL PARK
- TWO CONVENIENT ACCESS POINTS TO ROUTE 309 THAT BOTH LEAD TO FULLY SIGNALIZED TRAFFIC INTERSECTIONS.
- 5.5 MILES TO LANSDALE INTERCHANGE OF 476
- CLOSE PROXIMITY TO SEVERAL POPULAR AMENITIES, INCLUDING WAWA, 7-ELEVEN, MCDONALDS, WALMART, POPEYES, WENDYS, DUNKIN' DONUTS, AND THE UPS STORE.

