

215 S. Washington Street
Pottstown, PA

**MAJOR CAPITAL
IMPROVEMENTS
NEARING COMPLETION!**



51,852 SF | AVAILABLE FOR LEASE

**FOR MORE INFORMATION
CONTACT:**

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PROPERTY SPECS

- 51,852 SF (2,350 SF Office)
 - Can be demised
- Clear Height: 14'.5"
- Columns: A- 50' x 24'
B- 42' x 34'
- Loading: 4 docks + 5 drive-in doors
- Fully Sprinklered building
- Newly poured concrete floor slab
- LED warehouse lighting
- 3 Phase power, 270 & 480 volt service, two 800 amp services
- 1+ acre lot outdoor storage permitted

THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

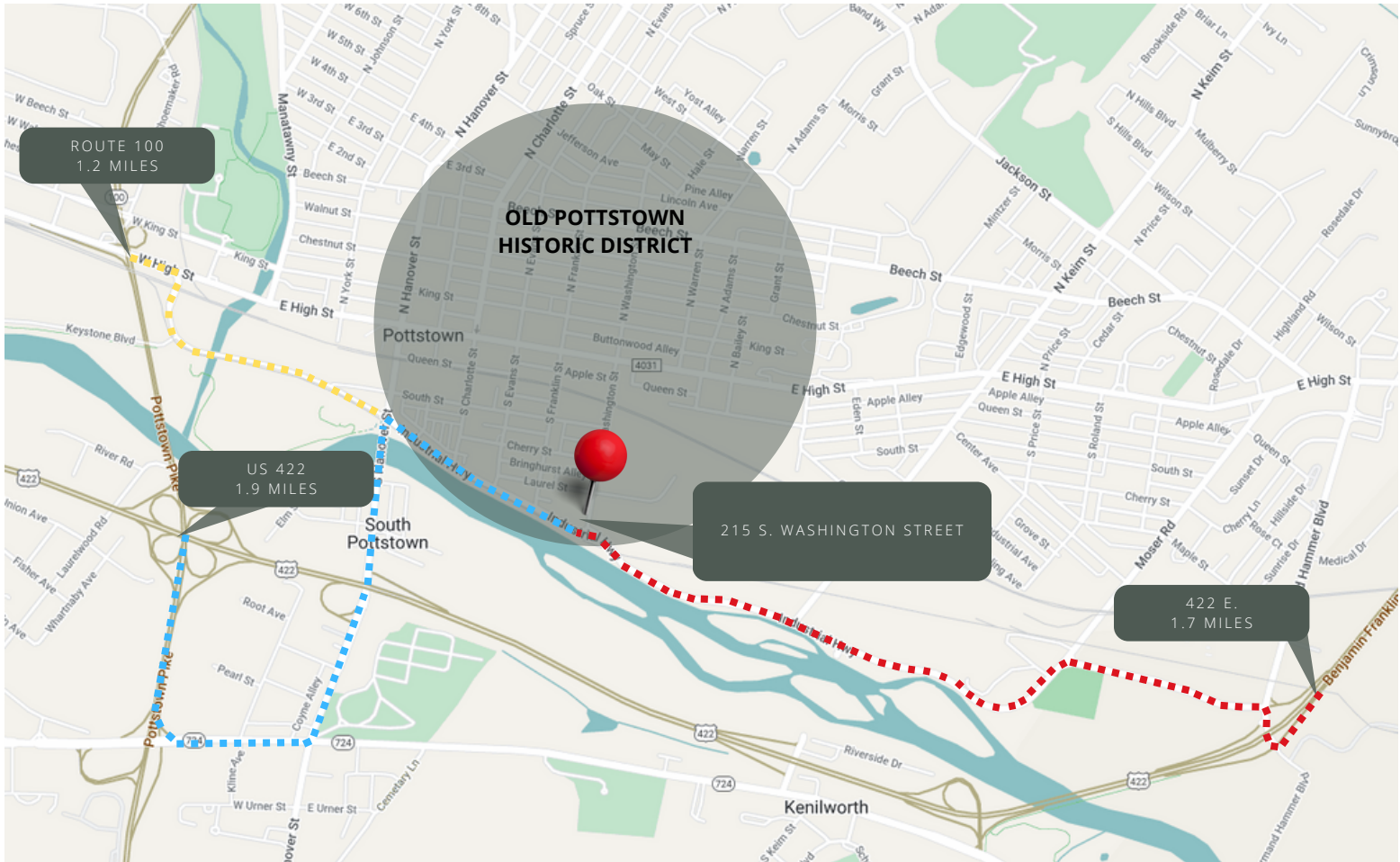
PROPERTY PHOTOS



NEW CONCRETE FLOORS COMING SOON



LOCATION



ZONING (FLEX OFFICE)

Intent: To establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community. To provide a variety of job-producing manufacturing industries in Pottstown's Keystone Opportunity Zone, located along Keystone Boulevard.

Permitted Uses:

-> Food processing
-> Health and fitness center
-> Light manufacturing
-> Medium manufacturing
-> Office
-> Outdoor storage
-> Printing and publishing
-> Research and development laboratories
-> Warehouse
-> Wholesale

