

355 MAPLE AVENUE HARLEYSVILLE, PA

NEW
LOADING
OPTIONS



REPRESENTED BY
THE FLYNN COMPANY

22,375 SF FLEX UNIT AVAILABLE FOR LEASE

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- Recently executed anchor tenant lease by Care & Share for 65% of the building!



- Suite E- 22,375 SF in a 201,000 SF class a building renovated July 2024



- 14'-16' clear height



- Fully climate-controlled



- 1,050+ Parking spaces (4.3 to 1000 ratio) with opportunities for outside storage and parking, additional site expansion possible as well.



- Fully sprinklered



- 2 Drive-ins, 1 loading dock



The
Flynn
Company



Heavy Power – 33,000 KVA Power through two 2000 amp panels
Supplemental power through 1800+ solar panels onsite
Icebank Cooling System which will allow tenants the ability to nearly eliminate electricity expenses

PROPERTY DETAILS

Square Feet	201,786	Water/Sewer Service	Public Service
Unit Mix	150,106 (Industrial) 51,680 (Office)	Parking Spaces	1,050+ Spaces
Acres	48.78 - Additional Development Potential	Roof	Rubber Membrane
Zoning			
Permitted Uses		Conditional Uses	
Office use - including business & professional offices		Restaurants	
Banks - including loan associations, and credit unions		Sale of appliances, electronics, and furniture	
Retail Shops - including specialty shops (ie: books, jewelers, computer, musical instruments, confectioneries, and bakeries)		Exercise facilities	
Personal device shops		Specialty shops	
Studios - including dance, music, photography, art		Funeral homes	
Repair shops for small equipment or appliances		Clubs/Lodges	
Municipal offices/uses		Private school facilities	
Churches		Drugstores/pharmacies	
Assessory use		Hardware stores	
Life Sciences		Rental of tools & equipment	
Product Development		Fire companies	
Engineering		Convenience stores without sale of fuel	
Manufacturing			
Distribution			

PROPERTY DETAILS

EXISTING INFRASTRUCTURE



Heavy Power – Property served by Peco a division of Exelon Energy. Existing service is 2 – 1500 KVA transformers at 277/480v.

Backup Generator Onsite - Property is served by dual 1000KVA Cummins generators that serve the entire premises. Both generators have limited run time of less than 1000 hrs each.

Supplemental power through 1800+ solar panels onsite which contribute to reducing the cost of electricity through PECO.

Icebank Cooling System which supplements to serve the primary 400 ton Trane Chiller. Ice bank will also serve as a back-up cooling system in the event the primary chiller is off-line.

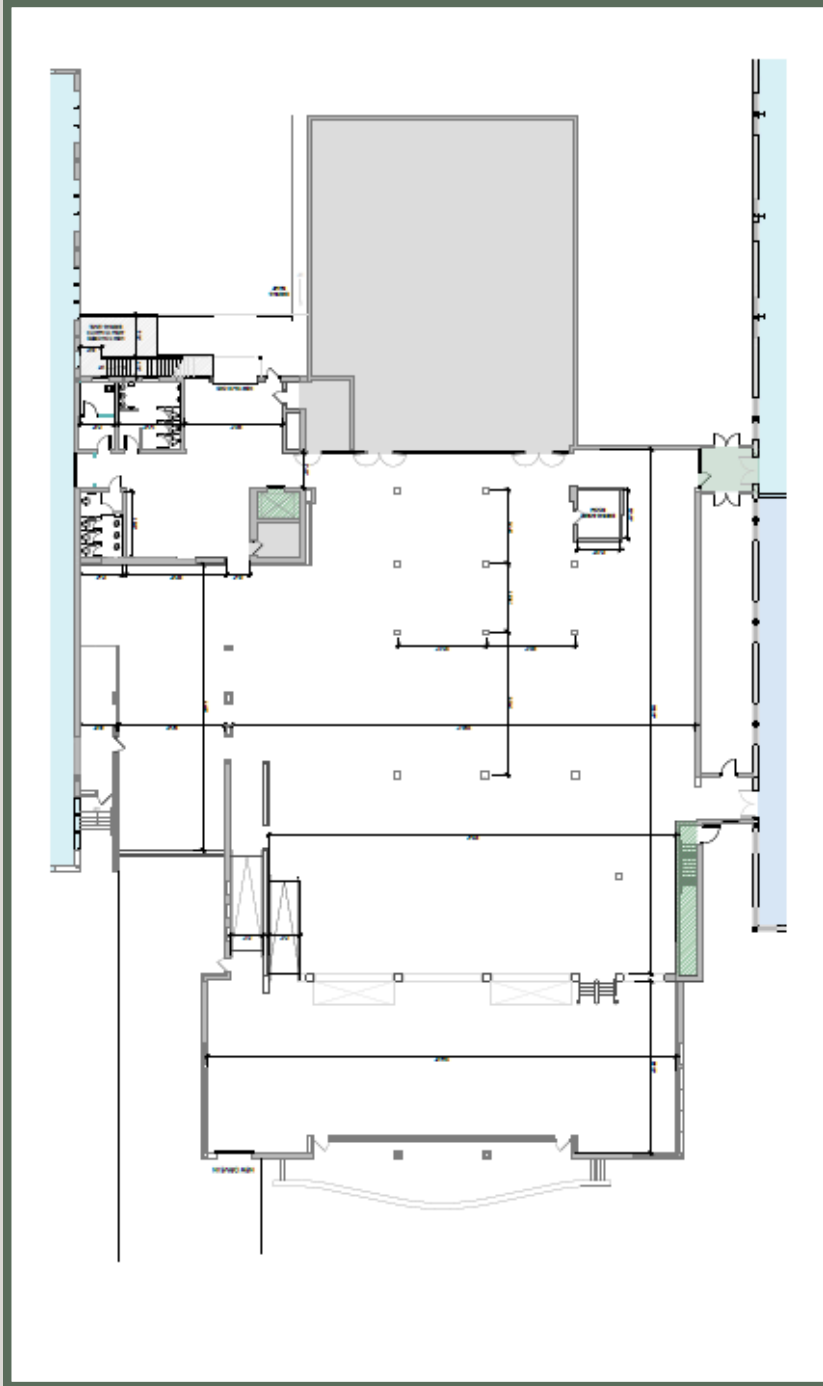
Boiler System– 2 Bryan Boilers both rated at 5,000,000 BTU's and a back up boiler rated 2,700,000 BTU's

Chiller System– 400 Ton Trane Chiller serves the entire premises. (MISC RTU'S serve portions of the single story portion of the property)

Climate Control– Property served by a Tracer Summit BAS system for heating, cooling and humidity control. System can be designed to provide supplemental and redundant air flow to all parts of the property through several air handlers and VAV's.

Sprinkler System- Property is fully sprinklered and rated for ordinary hazard.

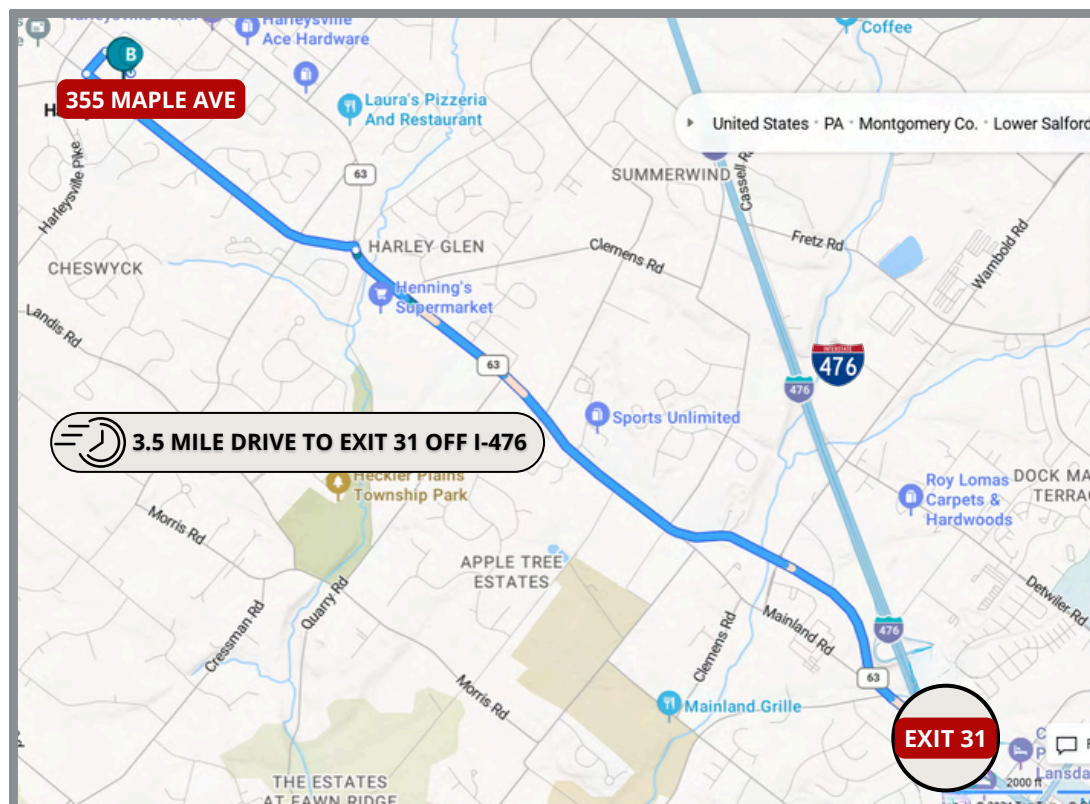
FLOOR PLAN



LOCATION



In addition to the sprawling green 48-acre campus, Lower Salford Township is implementing a pedestrian walking trail throughout the immediate area including connectively to 355 Maple Ave. As part of this project, the walking trail will provide direct access to The Vault Town Center at Harleysville, a retail redevelopment that includes outdoor seating, anchored by Neshaminy Creek Brewing Company.



Located just 3 miles from the Lansdale Interchange of the Pennsylvania Turnpike (i.e. Northeast Extension)

AREA DEMOGRAPHICS: HARLEYSVILLE, PA



POPULATION

1 Mile: 7,575
3 Miles: 22,357
5 Miles: 90,655



HOUSEHOLDS

1 Mile: 2,960
3 Miles: 8,154
5 Miles: 32,631



AVG HOUSEHOLD INCOME

1 Mile: \$140,678
3 Miles: \$165,008
5 Miles: \$135,319



TRAFFIC VOLUME

11,076 Cars Annually
Cross Roads:
Harleysville Pike & Groff's Mill Rd
(.22 Miles from property)

NEARBY CORPORATE NEIGHBORS



FOR MORE INFORMATION

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