

*Available for Lease – Rail Served Manufacturing/Warehouse*



**60 Pacific Drive, Quakertown PA**

**PROPERTY SPECIFICATIONS**

<b>SPACE AVAILABLE</b>	67,000 SF
<b>CEILING HEIGHT</b>	23' Clear to 33' Clear
<b>WALLS</b>	Insulated Metal Panel
<b>WAREHOUSE LIGHTS</b>	LED
<b>RAIL</b>	Property served Penn Rail/CSX
<b>COLUMN SPACING</b>	70'x25'
<b>PARKING</b>	Surface Parking
<b>OFFICE</b>	1,750 SF of existing internal manufacturing office Additional 4,000 SF of office serving rear section.
<b>WAREHOUSE</b>	<u>Loading</u> Platform with four (4) Tailgate loading locations Two traditional loading docks and one overhead drive in Rail siding with Platform with four (4) overhead doors



**GELCOR REALTY, INC.**  
416 Bethlehem Pike  
Fort Washington, PA 19034

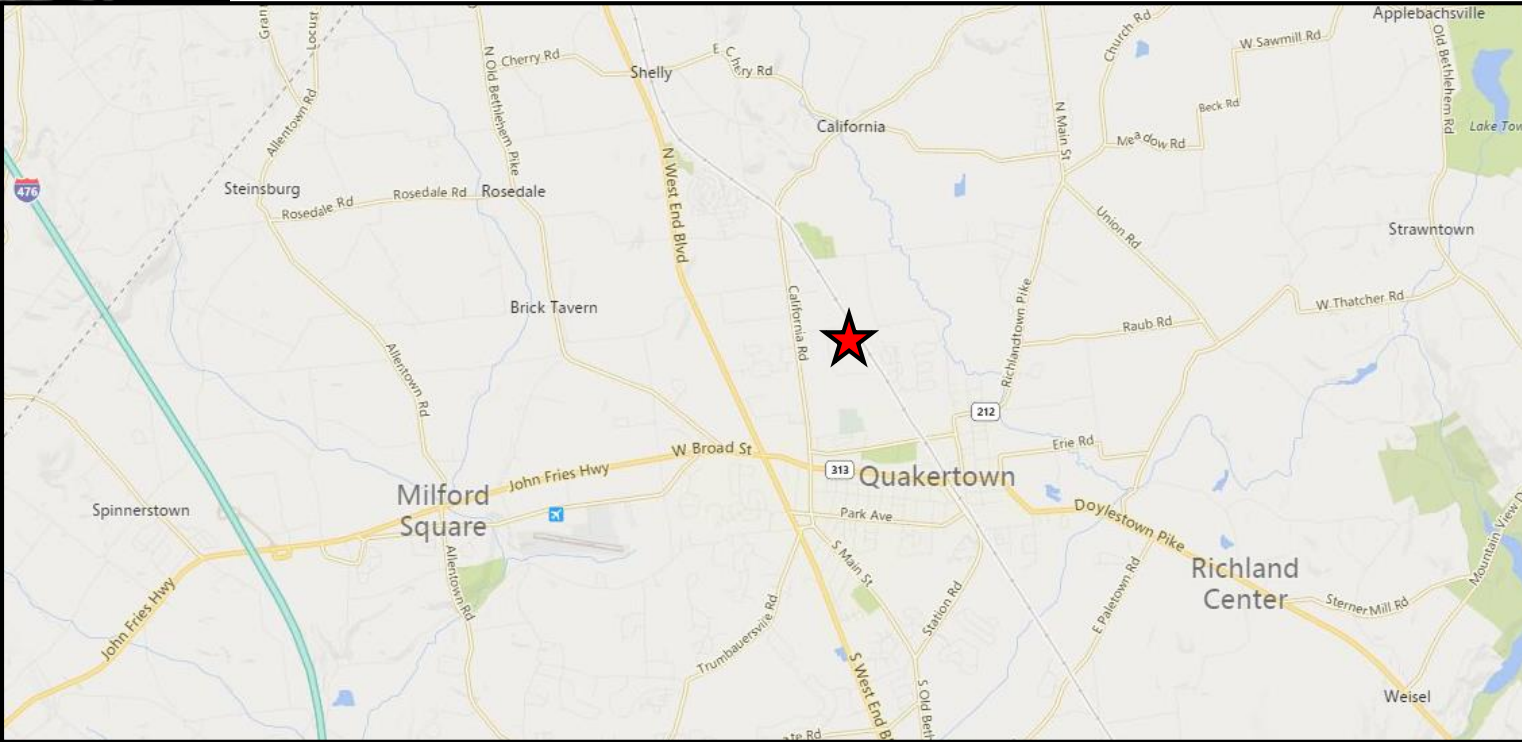
**FOR MORE INFORMATION  
PLEASE CONTACT:**

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**215-591-9300 x 23**  
**267-464-2088 Direct**  
**215-588-7401 Mobile**

www.gelcor.com

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**LOCATION – Well located just off of the Rt. 309 and five miles to the Quakertown Interchange**

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### PROPERTY SPECIFICATIONS Continued

<b>ROOF</b>	Metal Standing Seam Roof
<b>SPRINKLER</b>	100% System (mix of dry and wet systems)
<b>SECURITY</b>	Fenced Yard
<b>HEATING</b>	Natural Gas and Propane Fired Units
<b>WATER/SEWER</b>	Public
<b>ELECTRIC</b>	PP&L 4,000 Amps available
<b>GAS SERVICE</b>	Natural Gas and Propane
<b>ZONING</b>	PI-Industrial G17 Flex



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