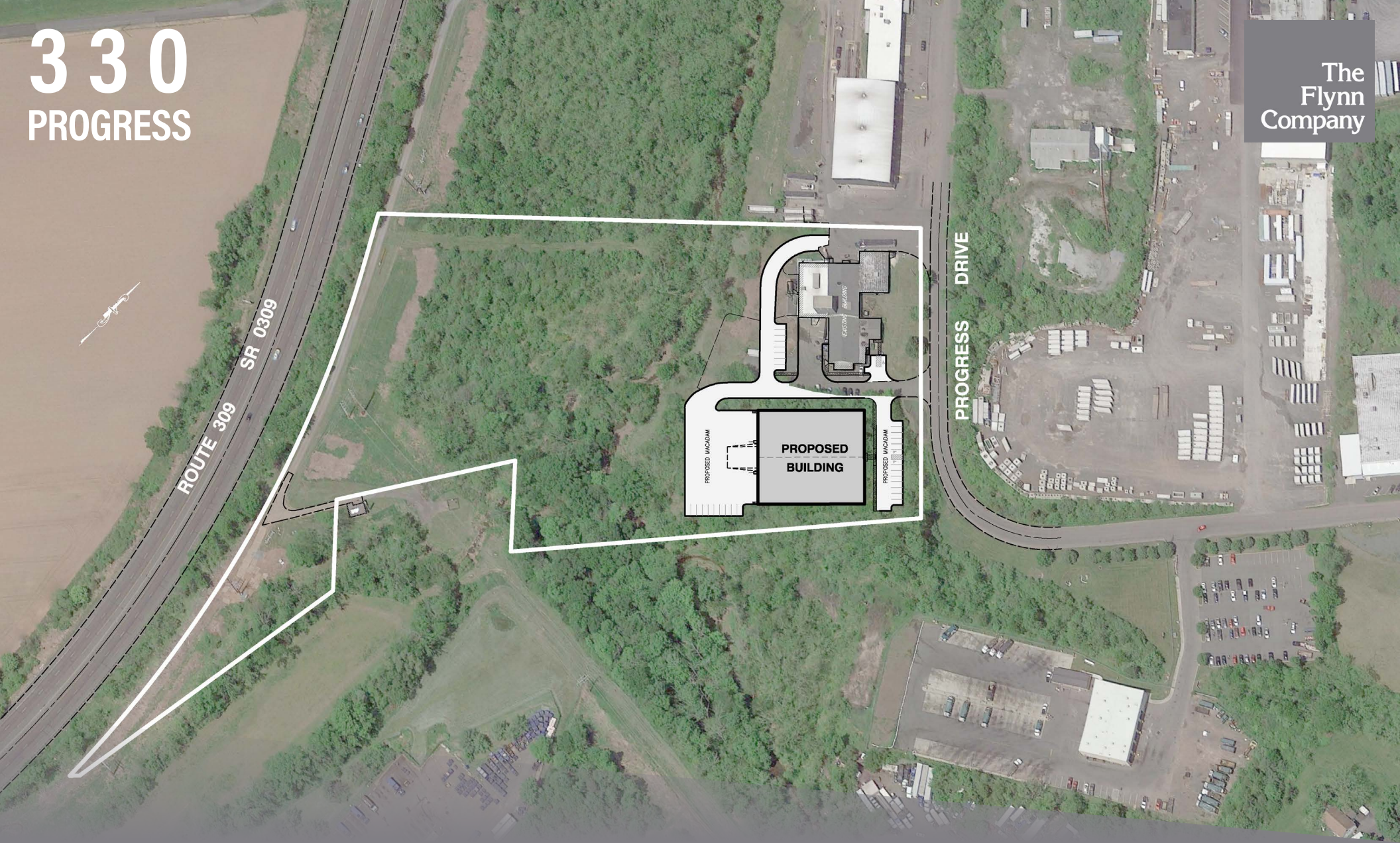


330
PROGRESS

The
Flynn
Company



For Lease - 26,950 SF
Under Construction - Delivery Late Summer 2020!
330 Progress Drive, Telford, PA

Mike Borski, Jr, SIOR
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1621 Wood Street, Philadelphia PA , 19103 | www.flynnco.com

[in](#) The Flynn Company [@flynncompany](#) [@FlynnCompany](#)

Property Highlights

- **Site - 12.05 Acres with room for abundant outside storage!**

- Under Construction – 26,950 SF (demised to 13,475 SF units)

- Building size 154' x 175'

- 6" interior concrete flooring

- 25' column spacing

- 26' clear ceilings (30 ft to decking)

- **Zoned – Heavy Industrial**

- Utilities

- Power - 3 phase 480V power
- Natural Gas
- Public water and sewer

- 6 loading dock doors

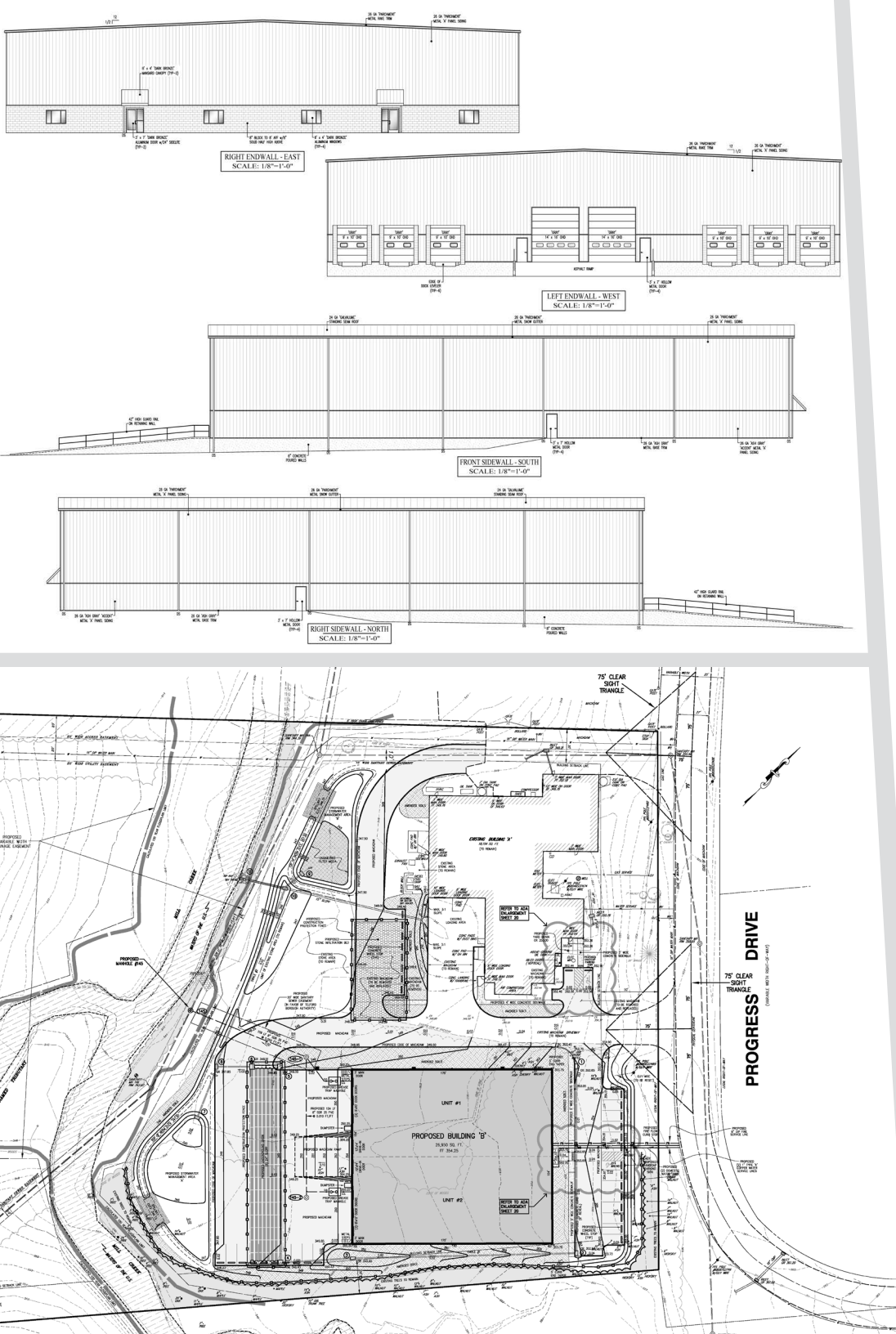
- Planned dimensions 9' x 10' (3 docks per 13,475 SF unit)

- 2 drive-in-doors

- Planned dimensions 14' x 16' (1 door per 13,475 SF unit)

- 32 planned parking spots (includes 2 Handicap parking spots)

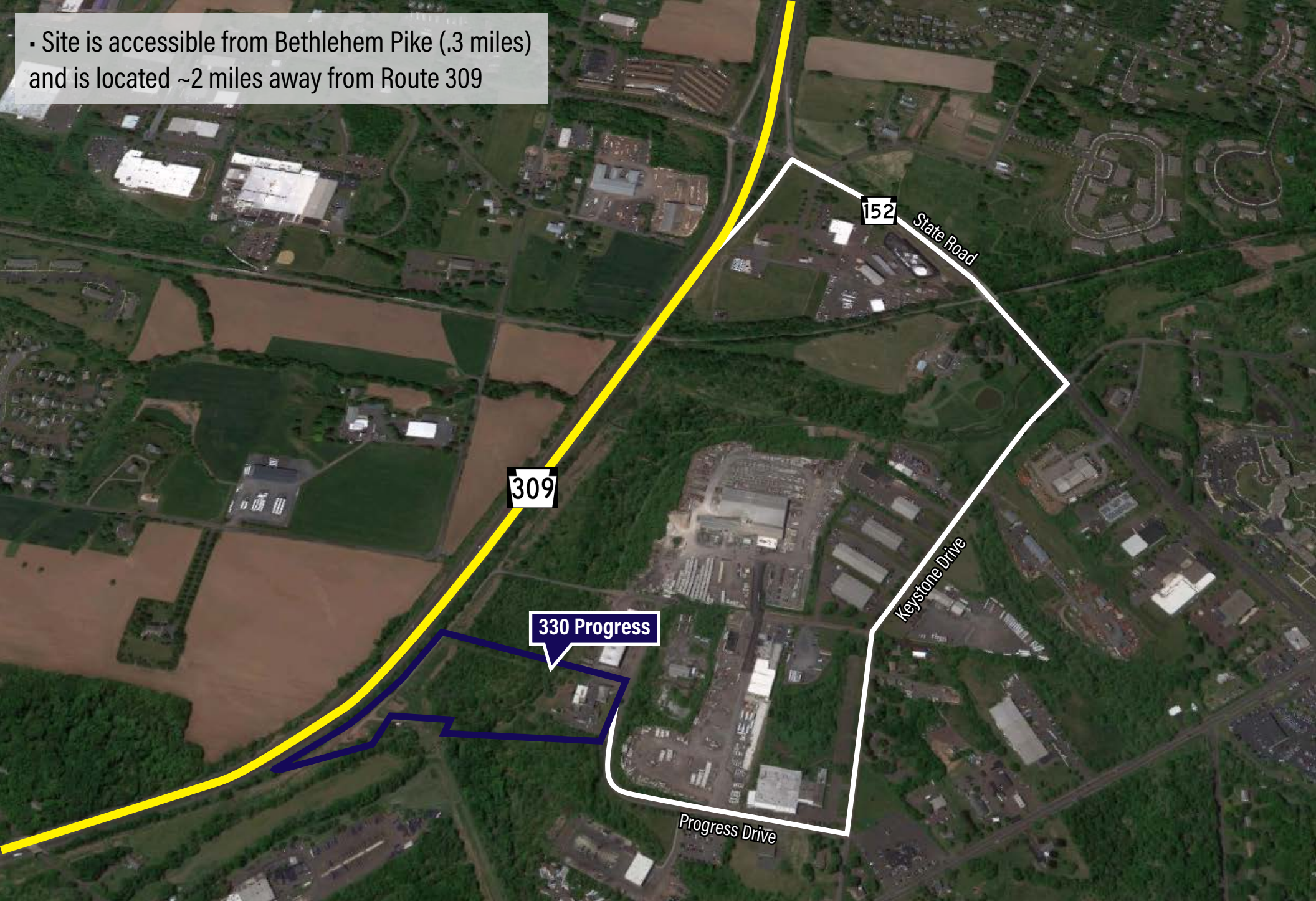
- Fully Sprinklered



Hilltown Township - Heavy Industrial Zoning

Permitted Uses	<ul style="list-style-type: none"> • Agricultural • Intensive Agriculture • Forestry • Agricultural Retail • Commercial School • Gasoline Service Station • Automobile Repair or Car Washing Facility • Truck and Farm • Municipal Use • Fuel Storage & Distribution • Warehousing • Manufacturing • Planing Mill • Lumber Yard • Composting Facility 	<ul style="list-style-type: none"> • Home Occupation • Resident Accessory Structure • Residential Boarding • Nonresidential Accessory Building • Temporary Structure • Off-Street Parking • Signs • Kennel-Noncommercial • Recreational Vehicles • Noncommercial Pool • Wind Energy Conversion System • Radio & Television Tower • Commercial Accessory Office • Residential Agricultural Use • Solar Energy System
Conditional Uses	<ul style="list-style-type: none"> • Utilities • Warehousing • Resource Recovery Facility • Auto Salvage 	<ul style="list-style-type: none"> • Junkyard • Outdoor Storage • Outside Storage or Display • Accessory Retail Use
Special Exemptions	<ul style="list-style-type: none"> • Correctional Facility and Group Institution • Adult Entertainment • Bus Station • Airport and Airfield 	<ul style="list-style-type: none"> • Communications Towers and Cellular Telecommunications Facilities • Fuel Storage & Distribution

- Site is accessible from Bethlehem Pike (.3 miles) and is located ~2 miles away from Route 309



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