

115 LINDEN STREET

LANSDALE, PA

±20,000 SF ON .42 ACRES AVAILABLE FOR SALE



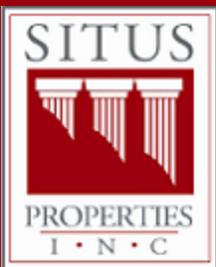
Property Features

- 2 story industrial building containing approximately 20,000 square feet on 0.42 acres.
- One (1) drive-in loading door.
- Ceiling height of 11' on the 1st floor and 9'- 12' on the 2nd floor.
- Column spacing: 16' x 16'
- Fully sprinklered.
- Zoning: I - Industrial.
- Adjacent to the SEPTA Lansdale Train Station.
- Walking distance to the heart of Lansdale Borough shopping district, restaurants and the Madison Lansdale Station mixed-use development.

Contact:

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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to the correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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SITE

MADISON
LANSDALE STATION
APARTMENT HOMES



**WELLS
FARGO**

Main Street



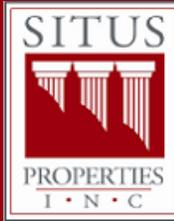
Walnut Street

N. Broad Street

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DATA SHEET

Lot Size (acres): 0.42
Water: Public
Sewer: Public
Gas: PECO
Tax Parcel #: 11-00-13088-00-5

Assessment (2019): \$186,420

Taxes (2017):

County	\$645.00
Municipal	1,025.00
Montco CC	73.00
School	<u>4,755.00</u>
Total:	\$6,498.00

Zoning: I - Industrial

Overlay District: Downtown Business

Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	15,840	77,561	146,122
Households	6,305	30,709	56,260
Avg. HH Income	\$56,430	\$75,960	\$85,783

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