

**SALE**

# 22,500 +/- SF INDUSTRIAL PROPERTY

501 N. CANNON AVENUE, LANSDALE, PA



## Property Features

- 3 story industrial building containing 18,126 +/- square feet with a detached garage of 4,312 +/- square feet situated on 0.79 +/- acres.
- 3,000 +/- sf of office space on the 2<sup>nd</sup> floor.
- One (1) loading dock and one (1) drive-in loading door.
- Ceiling height of 8' on the 1<sup>st</sup> and 2<sup>nd</sup> floors and 10'6" on the 3<sup>rd</sup> floor.
- Ample parking.
- Elevator serviced.
- Zoning: I - Industrial.
- Walking distance to the SETPA Lansdale Train Station.
- Convenient access to Lansdale Borough's retail corridor, restaurants and the Madison Lansdale Station mixed-use development.

### DETACHED GARAGE



## Contact:

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