

633 Jones Avenue, Lansdale, PA  
(Upper Gwynedd Twp, Montgomery County)  
Flex Warehouse Available for Lease or Sale



David Partridge

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**LIEBERMAN EARLEY & COMPANY**

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

# EXECUTIVE SUMMARY

Total Building Size:	7,000 SF
Total Available:	7,000 SF
Office	600 SF (Incl in Total)
Est. 2023 CAM/OpEx	\$2.47 SF
Taxes 2023	\$0.67 SF
Parking Spots	24
Zoning	LI - Limited Industrial
Access	Three 10'x15' Drive-Ins

# BUILDING DESCRIPTION

Flex/Warehouse
Adjacent to the Merck Pharmaceuticals Campus
Open floor plan
Bathroom/Shower/Locker room
Office on the second level
PLCB approved, climate controlled storage
20' Clear
300 amp/240 v 3 Phase

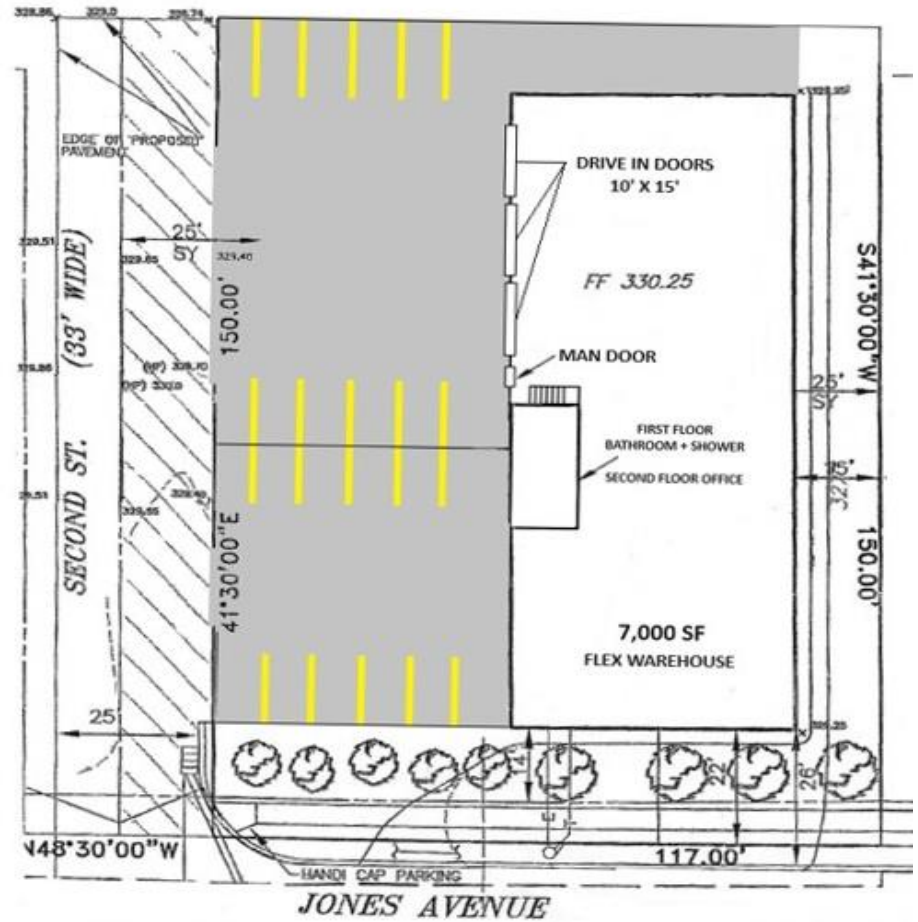


**LEASE RATE: \$15.00/SF NNN – Negot.**  
**SALE PRICE: CALL BROKER**

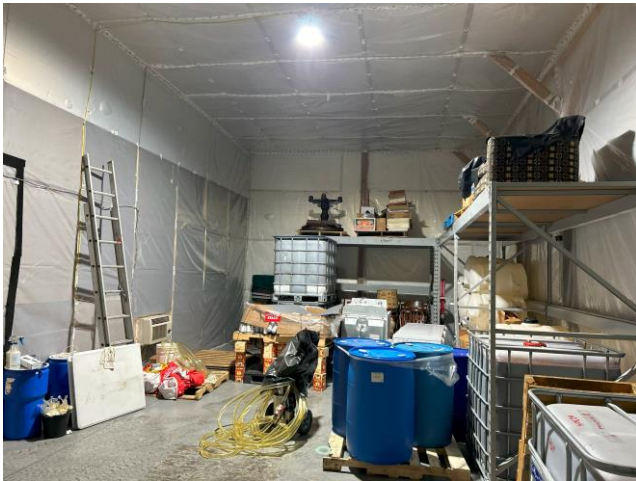
## Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

# IMAGES - Exterior



# IMAGES - Interior



# Floor Plan

The plan is for illustrative purposes only and is not to scale.



633 Jones Avenue  
Upper Gwynedd Township  
Montgomery County  
Lansdale, PA 19446-5621

7,000 SF Flex/Warehouse  
Two story office build out

- a) First floor bathroom and shower, util room, work area
- b) Second floor office space (@ 300 SF)

Storage Room



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Contact:

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Lieberman Earley & Co.

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Suite 110

Wayne, PA 19087

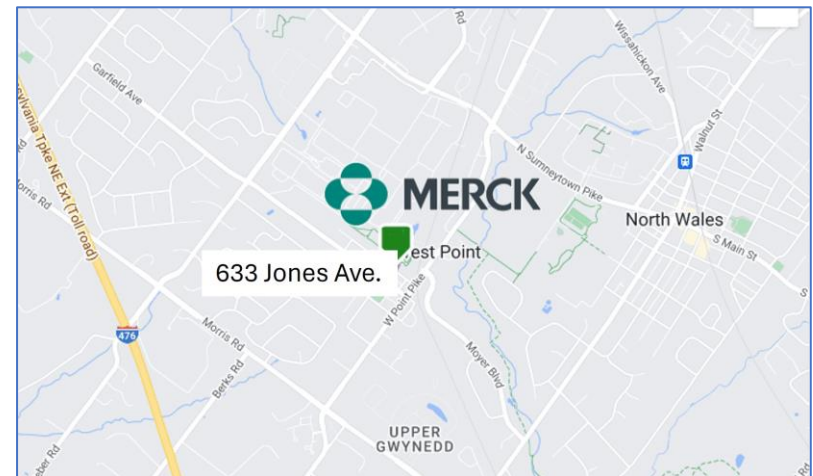
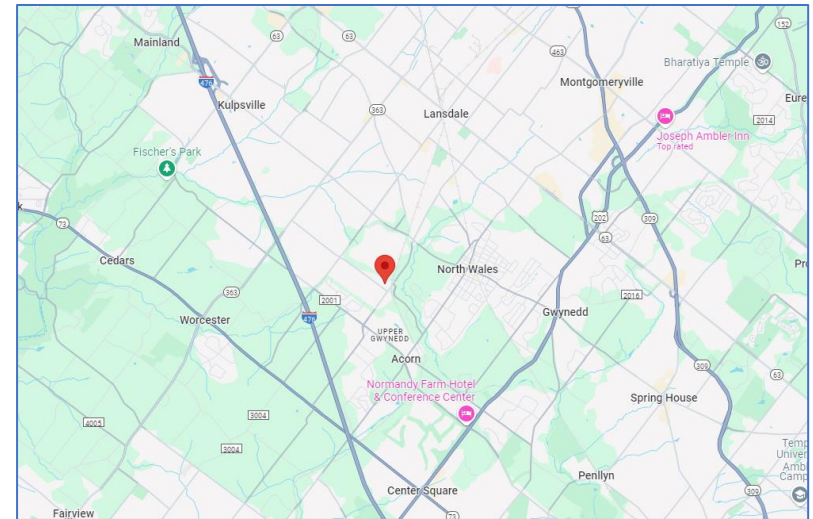
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