



1100 Schwab Road
Hatfield, PA
Montgomery County

For Sublease
301,131 SF
Rail Served Flex
Production Facility

Single tenant NNN
property on 18.98 acres

For more information:

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NORFOLK SOUTHERN RAIL LINE



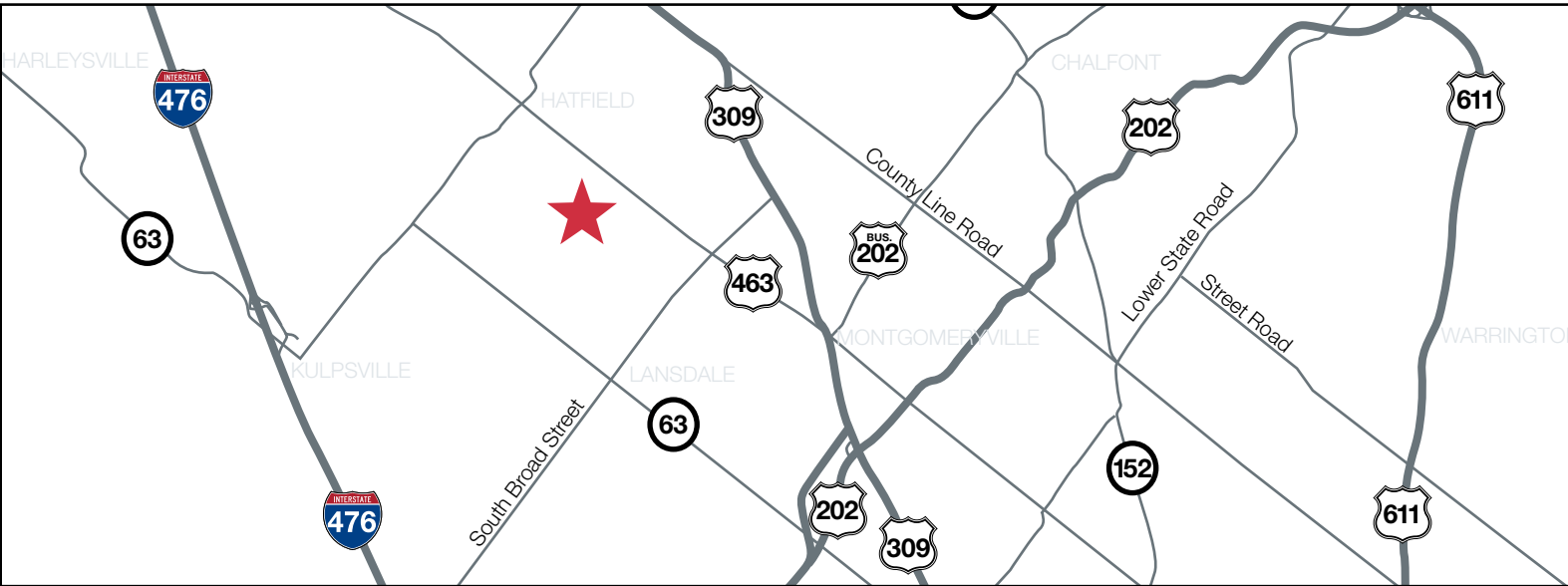
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Property Details

BUILDING DESCRIPTION:	301,131 SF production and warehouse facility, ±13,392 SF office two story
LOT SIZE	18.98 acres
BUILDING CONSTRUCTION:	1982 and 1985 block, steel and concrete panel
LOADING:	14 loading docks with levelers 2 drive in bays
CEILING HEIGHT:	18' to 20' production warehouse 9' office space
RAIL LINE:	Norfolk Southern Rail Line and Spur to the property
HVAC:	Office air conditioned/warehouse and production heated
ROOF:	Carlisle rubber membrane stone ballasted roof Resurfaced sections in 2013
RESTROOMS:	Two (2) individual restrooms in the office, production and warehouse restrooms throughout
ZONING:	LI- Light Industrial Hatfield Township
SPRINKLERED:	Fully sprinklered, wet system
UTILITIES:	Public water, sewer, PECO electric and gas 3 Phase service, 1,000 Amps, 208/240 volt
FLOOR:	6' reinforced concrete slab
PARKING:	200+ car parking and additional area for truck staging
TAXES:	2017 Taxes estimated annually at \$186,250/\$0.62 SF

Location



Interactive Floor Plan - Click on the floor plan below to tour area

