

*Available for Lease – Warehouse/Manufacturing*



**2990 Bergey Road, Hatfield Township, Montgomery County PA**

**PROPERTY SPECIFICATIONS**

<b>BUILDING SIZE</b>	121,762 SF
<b>SUITE SIZE</b>	46,000 SF to 60,000 Office ranges in size up to 25,000 SF
<b>CEILING HEIGHT</b>	21'-0" Clear
<b>WALLS</b>	Concrete Block
<b>FLOOR</b>	Epoxy finish
<b>PARKING</b>	Surface Parking
<b>WAREHOUSE</b>	<u>Loading</u> Four (4) 8' x 10' tailgate doors
	<u>Lighting</u> Fluorescent
<b>ROOF</b>	EPDM
<b>SPRINKLER</b>	100% Wet System
<b>ELECTRIC</b>	2000 Amp 480 3 phase
<b>HEATING</b>	Gas Fired Roof Mounted Units
<b>WATER/SEWER</b>	Public
<b>ZONING</b>	LI-Industrial



**GELCOR REALTY, INC.**  
416 Bethlehem Pike  
Fort Washington, PA 19034

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**FRANK G. GONSER**  
[fgonser@gelcor.com](mailto:fgonser@gelcor.com)  
267-464-2088

**JON GELMAN**  
[fgelman@gelcor.com](mailto:fgelman@gelcor.com)  
215-591-9300 x21  
[www.gelcor.com](http://www.gelcor.com)

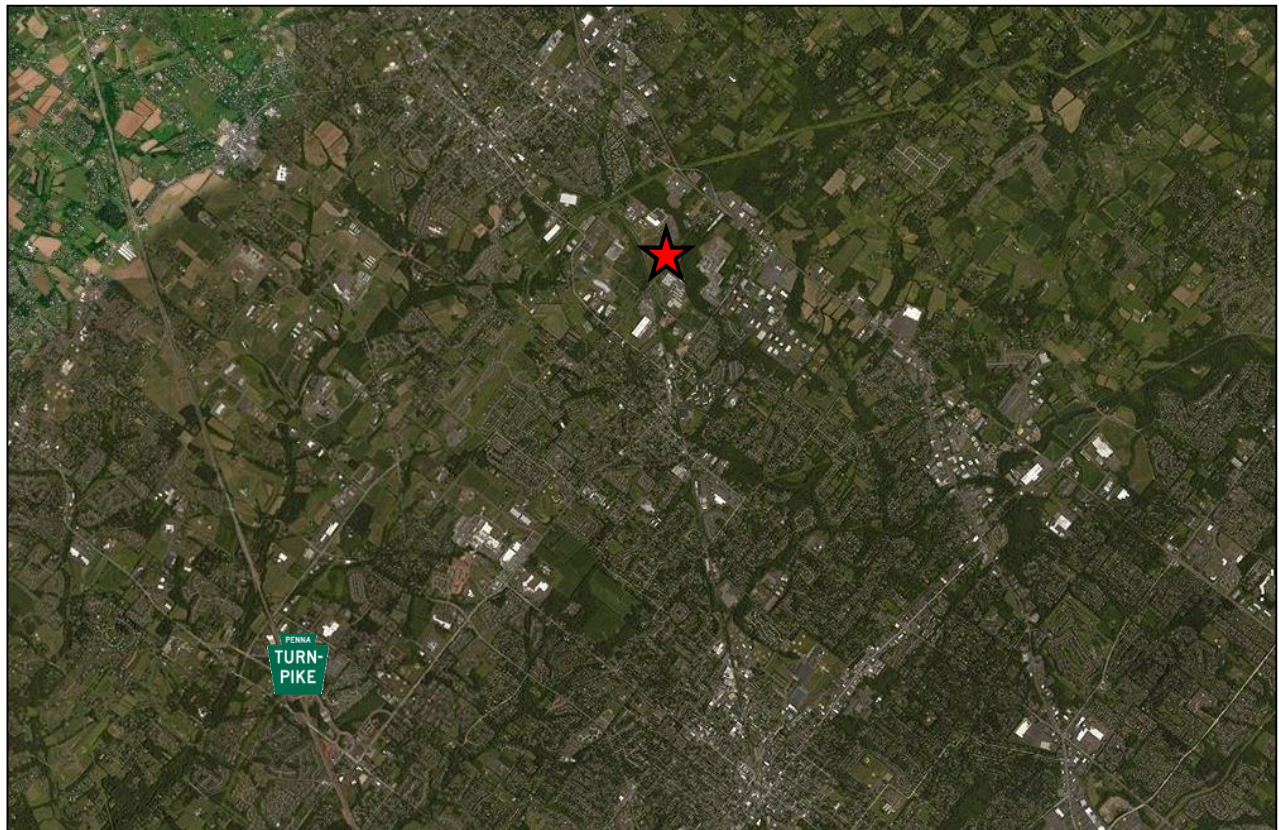
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## 2990 Bergey Road, Hatfield Township, Montgomery County PA

**LOCATION – Well located just off of the Rte. 309**



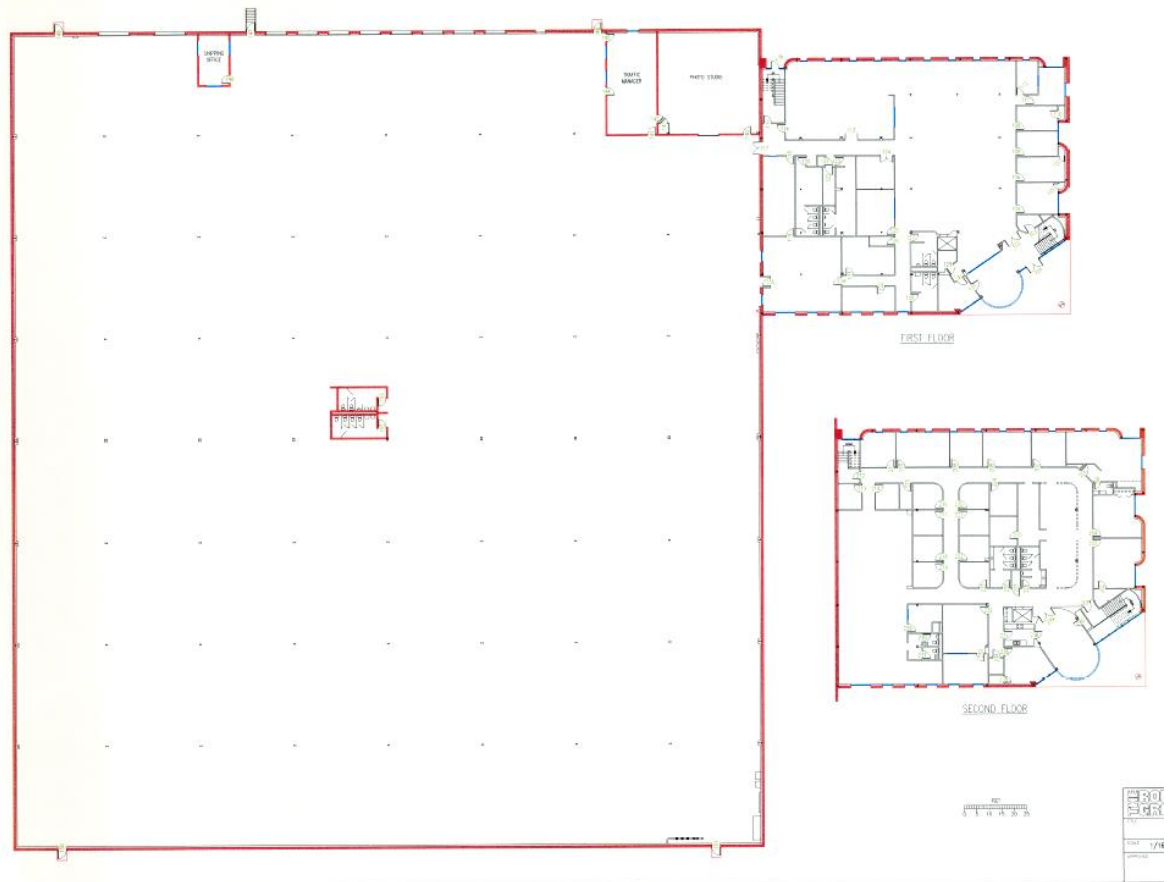
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