



OLD EASTON ROAD
PLUMSTEAD TOWNSHIP
DANBORO, PENNSYLVANIA 18902

CBRE, Inc. | Sale Opportunity

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Executive Summary

The Old Easton Road development site ("Property") detailed in this brochure is one of the very few large industrial development sites available in the Doylestown area. Demand in the area remains high, however companies in need of industrial space in and around Doylestown are often forced to rehab/redevelop older and functionally obsolete buildings that may or may not require zoning approvals or they are forced to look into other markets. The subject Property allows for companies in the area who are considering an expansion or upgrade of their facilities to have a zoned site where they can build exactly what they want.

The seller of the Property is Penn Engineering & Manufacturing ("PEM"). PEM is located directly across Old Easton Road from the Property where they operate out of a ± 225,000 SF manufacturing, office, and R&D facility. This facility serves as PEM's global corporate headquarters.

Acreage ±81.43 Acres

Municipality Plumstead Township

County Bucks County

Parcel Number 34-011-104 (±57.319 Acres)
34-11-103-1 (±24.197 Acres)

Zoning LI (Light Industrial District)

Tax Assessment \$99,440

Taxes (2012) \$15,835.82

Access to Major Roads: Old Easton Road to Curley Hill Road. Curley Hill Road to Route 611
North or South

Other Points: Approximately a five minute commute to the new Route 202 extension
from Blue Bell, PA to Doylestown, PA

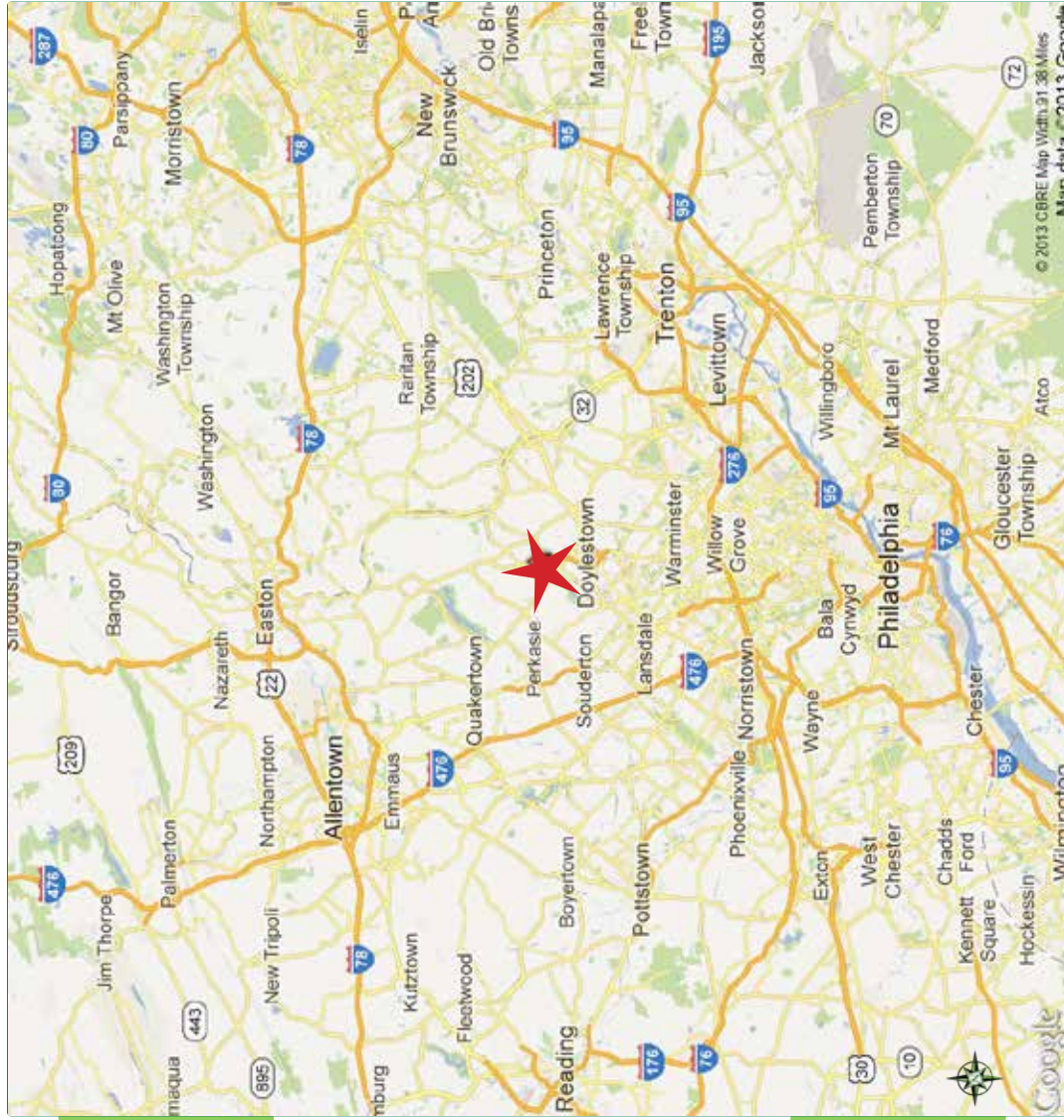


OLD EASTON ROAD

- Quakertown, PA - 14 miles
- King of Prussia, PA - 25 miles
- Easton, PA - 27 miles
- Plymouth Meeting, PA - 27 miles
- Allentown, PA - 30 miles
- Lehigh Valley Airport - 33 miles
- Princeton, NJ - 38 miles
- Philadelphia, PA - 40 miles
- Wilmington, DE - 61 miles
- New York City, NY - 80 miles

*Mileages are approximate

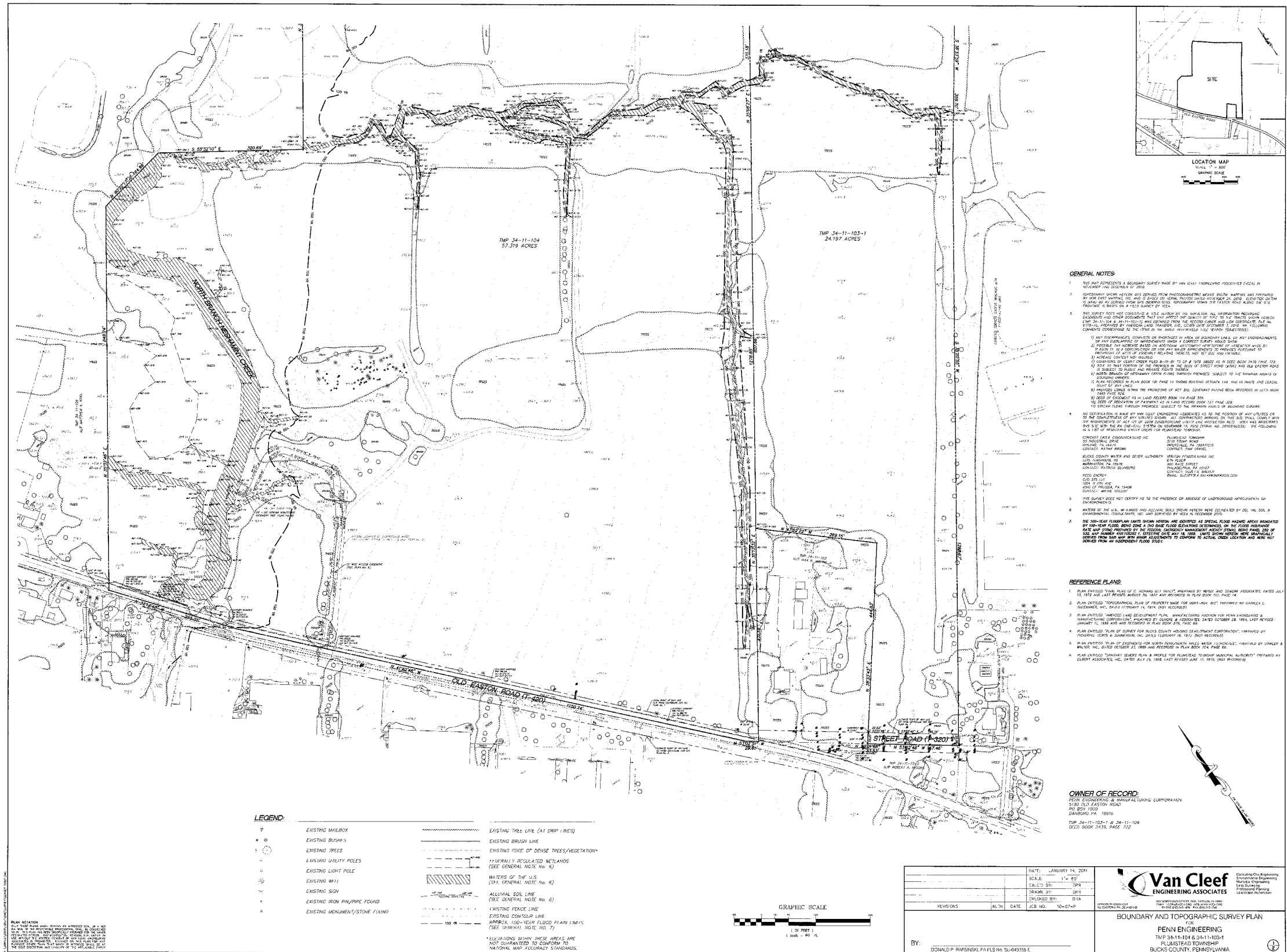
DANBORO, PA 18902

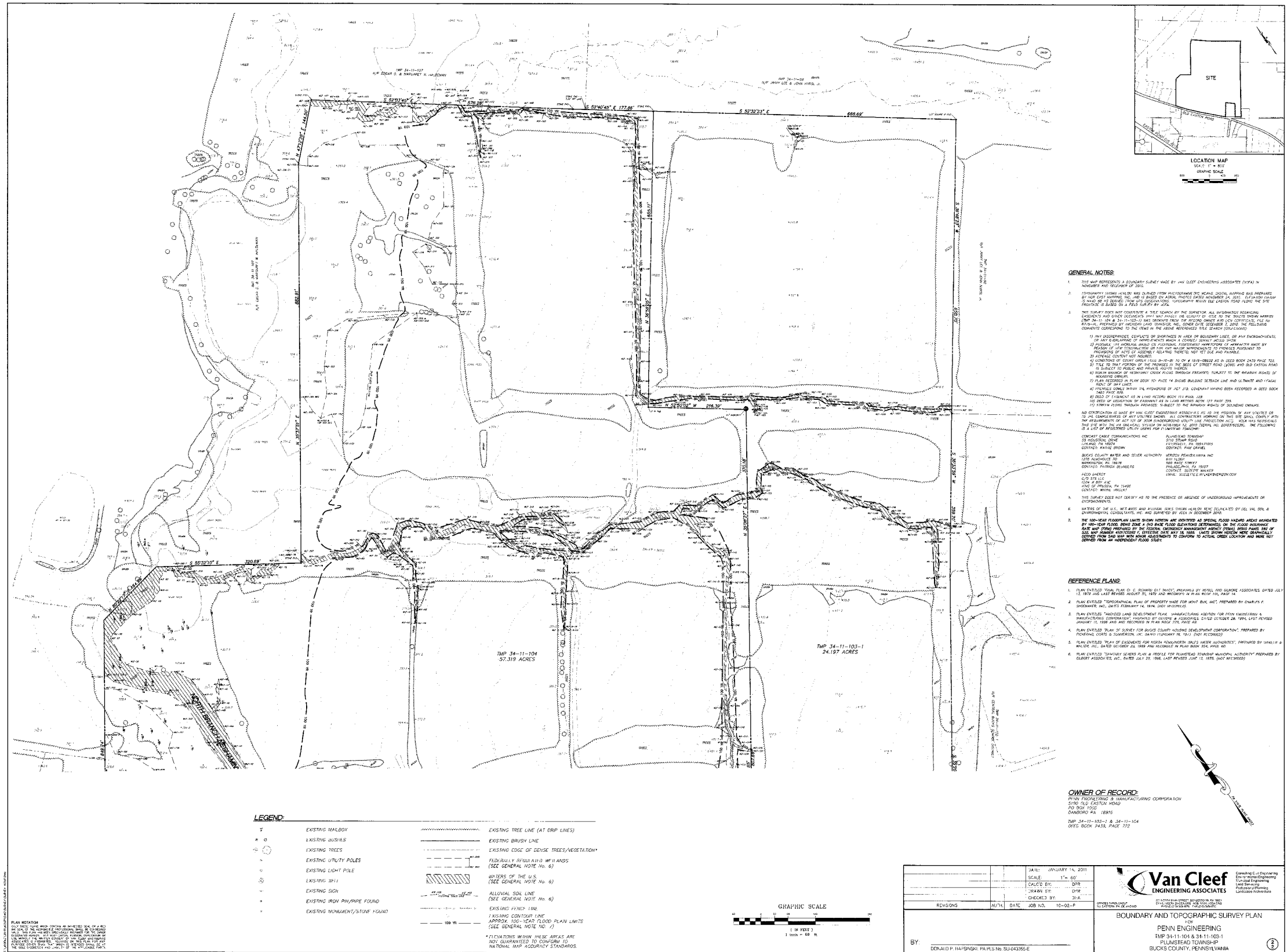


LUXX10101 Map 1470301

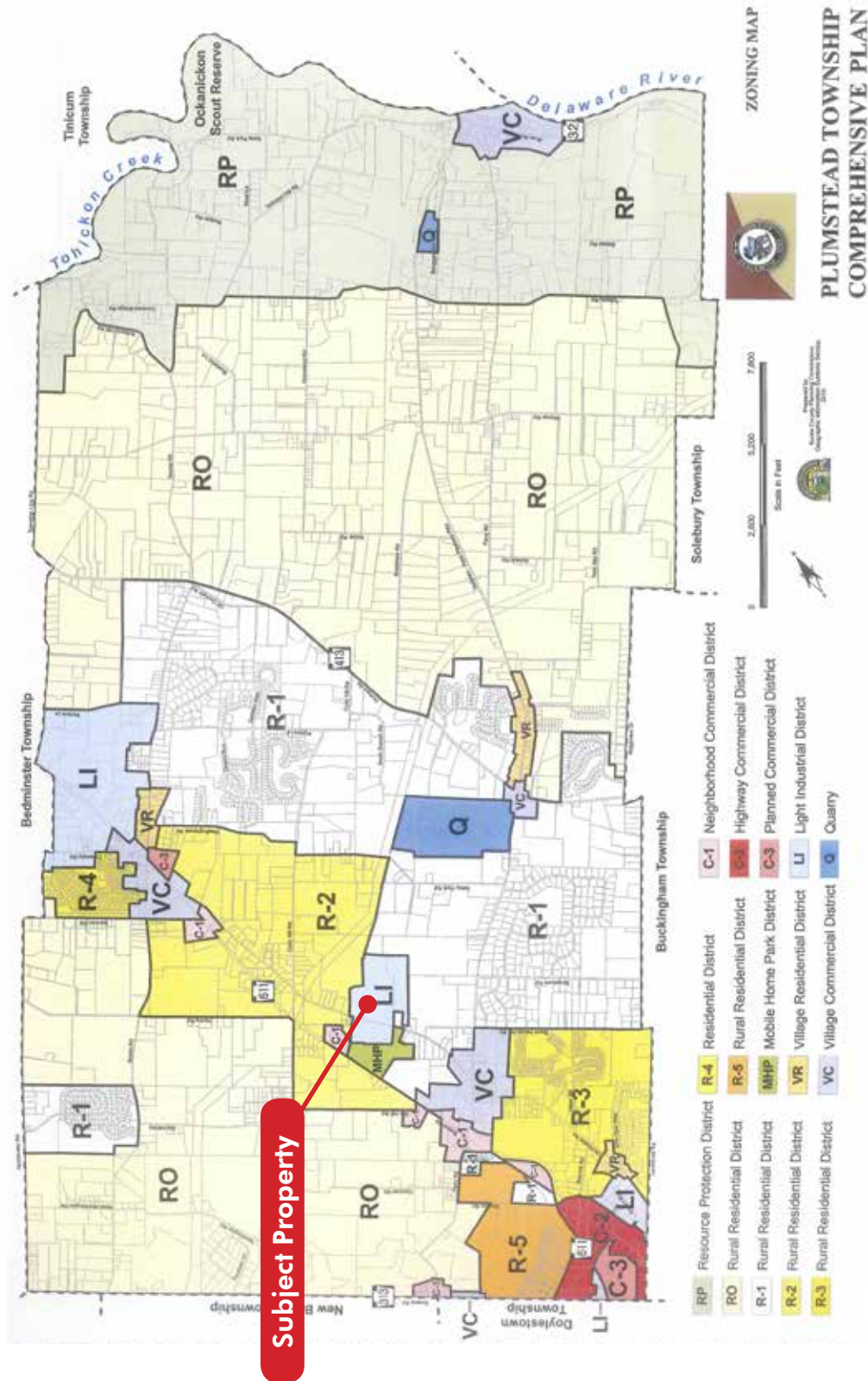
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Plumstead Township, Pennsylvania Zoning Map:



Plumstead Township, Pennsylvania Zoning:

Part 17. LI LIGHT INDUSTRIAL DISTRICT

§ 27-1701. Purpose.

[Ord. 01-09-18-1, 9/18/2001, § 1700]

A building or structure may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yards, lot sizes, lot width, building area, height, impervious surface, easements, buffer yards, off-street parking and other requirements as specified by this Chapter.

§ 27-1702. Permitted Uses.

[Ord. 01-09-18-1, 9/18/2001, § 1701]

1. Uses Permitted by Right:

A4	Forestry/Timber Harvesting
C4	Hospital
C7	Municipal Use/Municipal Building
D1	Public Recreational Facility
D2	Commercial Recreational Facility
F1	Medical Office
F2	Veterinary Office
F3	Office
F4	Business Park
G1	Commercial or Trade School
G2	Day Care Center
G12	Repair Shop
G15	Indoor Athletic Club
G18	Laundry
G23	Automotive Service Center/Repair Shop
H1	Manufacturing
H2	Research
H3	Warehousing

H4	Contracting
H6	Crafts
H7	Lumber Yard
H11	Asphalt Plant
H12	Ready Mix Concrete Plant
H13	Industrial Park
H16	Flex Space
H17	School Bus Depot
I1	Nonresidential Accessory Building
I2	Accessory Outdoor Storage or Display

2. Uses Permitted by Conditional Use:

[Amended by Ord. 2012-06, 10/23/2012]

C8	Detention Facility
H5	Truck Terminal
H8	Fuel Storage
H9	Auto Salvage Yard

3. Uses Permitted by Special Exception:

E1	Utilities
E2	Emergency Services
E3	Public Transportation Passenger Terminal
E4	Airport
G4	Adult Commercial
G19	Hotel/Inn
G26	Mini-Warehouse
H14	Resource Recovery Facility
I3	Temporary Structure

§ 27-1703. Area and Dimensional Requirements.

[Ord. 01-09-18-1, 9/18/2001, § 1702]

All uses shall comply with the area and dimensional requirements listed in this Section, unless a greater area or dimensional requirement is stated in § **27-304**, "Use Regulations," for the specific use, in which case the requirements of § **27-304** shall apply.

Minimum Lot Area	2 acres
Minimum Lot Width	200 feet
Maximum Building Coverage	25%
Maximum Impervious Surface Coverage	65%
Minimum Yards	
Front	75 feet
Side	50 feet*
Rear	50 feet*

* Side and rear yards shall be increased to 100 feet were the side or rear yard abuts a residential zoning district or a lot in residential use.