

**BUILDING 2 PAD READY**

**BUILDING 2  
PAD SITE**

**BUILDING 2: 105,840 +/- SF**

**FOR LEASE**

# **PENNRIDGE AIRPORT BUSINESS PARK**

**500 N. RIDGE ROAD, PERKASIE, BUCKS COUNTY, PA**

- Class A industrial business park with buildings divisible to 30,000 +/- SF and ceiling heights of 32' to 36' clear.
  - Phase II: 150,000 +/- SF
  - Phase III: 340,000 +/- SF
- Situated on the grounds of the Pennridge Corporate Airport (KCKZ) providing immediate access to the one of the region's largest corporate airports and a 4,215' paved runway.
- One of the only new speculative developments within business friendly Bucks County.
- Ideal for production and warehousing with considerable flexibility of design to accommodate build-to-suit requirements and potential flex needs.
- Site is located less than three miles from Route 309 which provides access to I-476 via both the Lansdale Interchange and the Quakertown Interchange. Route 309 also provides access to the Lehigh Valley and both I-78 and I-276.

**> VISIT US ONLINE**

**PENNRIDGEBUSINESSPARK.COM**

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# SITE PLAN

## Building 2 105,840 +/- SF

- > 36' clear
- > 12 loading docks
- > 24 loading docks, 2 drive-in doors
- > LED lighting
- > 50' x 56' column spacing, 60' speed bay
- > Ample parking
- > ESFR sprinkler
- > 7" thick, 4,000 psi, strategically reinforced concrete on 6" compacted granular fill

Proposed Building 6  
120,000 SF

Proposed Building 5  
120,000 SF

Proposed Building 4  
100,000 SF

Proposed Building 3  
150,000 SF

LEASED  
Building 1  
101,920

Building 2  
105,840 SF

## CORPORATE NEIGHBORS

*Blommer*  
— CHOCOLATE COMPANY —

Continental  
TIRE

XPO Logistics

PAREXEL

G&W

Dräger

IGM  
International Granite & Marble Corp.

RR  
DONNELLEY



ALMAC

Raymour & Flanigan  
FURNITURE

secantmedical  
components

Parker

JBS



AVERY  
DENNISON

# WHY PERKASIE?

AMERICA'S HOMETOWN: UNIQUE HOUSING, BEAUTIFUL PARKS, UPSCALE SHOPPING, EXCELLENT SCHOOLS, RESTAURANTS, NIGHTLIFE, AND MORE.



## AIRPORTS

Pennridge Airport (on-site executive business airport accommodates midsize aircrafts) • Lehigh Valley-ABE (45 mins) • Philadelphia-PHL (1 hr) • Newark-EWR (1.5 hrs) • New York-JFK (2.5 hrs)



## HOSPITALS

Grandview Hospital • Doylestown Hospital • Lehigh Valley Health Network • Sacred Heart Healthcare System • St. Luke's University Health System



## COMMUNITY

Perkasie Tree Lighting Ceremony • Perkasie Farmers Market • Perkasie Fall Fest • Under the Stars Car Show • Pennridge Celtic Festival • Pennridge Community Day • Perkasie Earth Day

## DEMOGRAPHICS



**POPULATION**  
**8,500**



**MEDIAN AGE**  
**39**



**MEDIAN INCOME**  
**\$65,000**



**MEDIAN HOME PRICE**  
**\$265,000**



## EDUCATION

Lehigh University • Delaware Valley University • DeSales University • Lafayette College • Muhlenberg College • Moravian College • Cedar Crest College • University of Pennsylvania • Drexel University • Temple University • Villanova University • Bucks Community College Perkasi Campus



## TRANSIT

PA Turnpike (11 miles) • Route 309 (3 miles) • Route 313 (3 miles) • Interstate I-78 (22 miles)



## ATTRACTIONS

James A. Michener Art Museum • Fonthill Museum and Castle • Dorney Park & Wildwater Kingdom • Allentown Art Museum • Mercer Museum • Sesame Place • Sands Casino • Lake Nockamixon • Lake Galena



## FINANCE

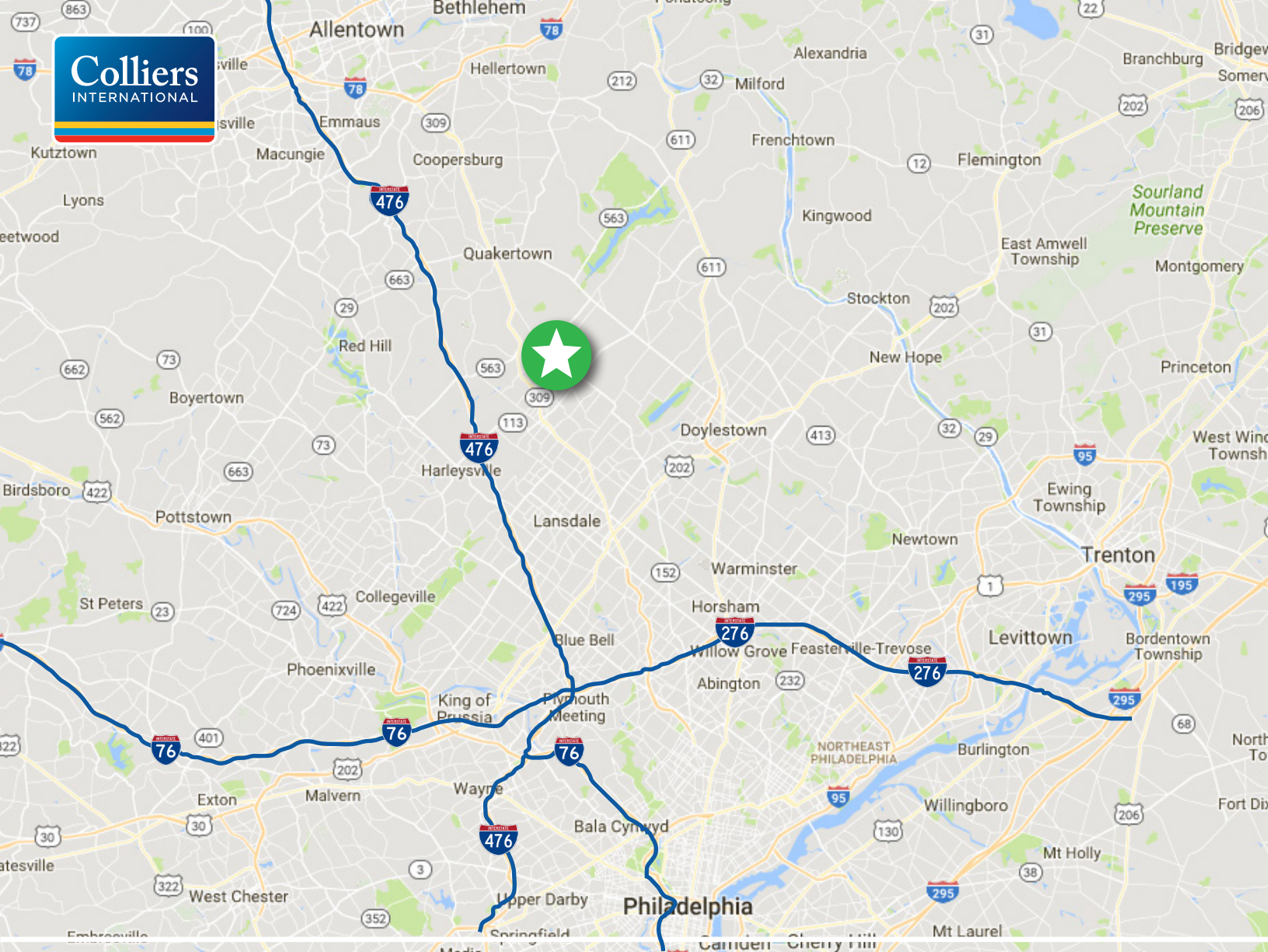
Wells Fargo Bank • Univest Bank • Penn Community Bank • Quakertown National Bank • American Heritage Federal Credit Union

# BUILDING TWO PLAN



**PROPERTY SPECS:**

<b>SQUARE FOOTAGE:</b>	105,840SF	<b>SPRINKLER:</b>	ESFR
<b>CEILING HEIGHT:</b>	36' clear	<b>COLUMN SPACING:</b>	50' x 56' with 60' speed bay
<b>LOADING:</b>	24 loading docks, 2 drive-in doors	<b>POWER:</b>	A 2,000 amp, 277/480V, 3 phase, 4 wire service
<b>LIGHTING:</b>	LED	<b>FLOOR THICKNESS:</b>	7" thick, 4,000 psi, strategically reinforced concrete on 6" compacted granular fill



## PENNRIDGE DEVELOPMENT ENTERPRISES, INC. PENNRIDGE AIRPORT

### ABOUT THE OWNER

Pennridge Development Enterprises is a locally owned company developing a Class A business park adjacent to the Pennridge Airport. As the owners of the Pennridge Airport for nearly forty years, we are established locally and committed to development that will benefit the surrounding community and the school district by drawing high quality manufacturing operations to the Borough of Perkasi.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

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