

# STERLING BUSINESS CENTER 1900 BETHLEHEM PIKE HATFIELD, PA 19440



CREATING  
INCREDIBLE SPACES  
FOR INCREDIBLE  
COMPANIES



## THE PROPERTY

Strategically located off Route 309 in Hatfield Township, Montgomery County, Pennsylvania. This prime location is adjacent to the Philadelphia metropolitan area. Highly visible, prominent location perfect for a business seeking exposure.

## PROPERTY FEATURES

- 213,592 s.f Building (divisible)
- 42' Clear
- 529 Parking Spaces (Approx.)
- 40 Tailgates & 4 Drive-Ins
- 5.7 Miles from the PA Turnpike
- (will be enhanced by the 309 connector project)
- 250' x 850' Building
- Columns 41.8' x 52'
- 1,600 AMPS; 277/480; 3 Phase
- ESFR Sprinkler
- LED Lighting



171 Corporate Drive  
Montgomeryville, PA 18936  
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Here To Address  
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# FLOOR PLAN

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 HATFIELD, PA 19440

