

# 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

- 160,194 of 213,592 s.f Building
- 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 50' x 53'
- 1,600 AMPS; 277/480;3 Phase
- ESFR Sprinkler
- LED Lighting



**Tracy Flissar**

Vice President of Leasing

O: 215-643-4848 C: 215-680-4790

**tflissar@nappen.com**

171 Corporate Drive

Montgomeryville, PA 18936

[www.nappen-associates.com](http://www.nappen-associates.com)

## Here To Address Your Needs!



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