

**2385-2042 JOHN FRIES HWY
QUAKERTOWN, PA 18951**

**FOR
LEASE**



ROUTE 663 BUSINESS CENTER

Located on heavily traveled Route 663, in close proximity to Route 309 and the Pennsylvania Turnpike, the Route 663 Business Center has two spaces available, with easy truck access.

**1,171 SF-
\$12/SF NNN**

**6,000 SF-
\$13/SF NNN**



**ZONED:
Light
Industrial**

Positioned for prominence, the facility offers seamless entry and exit along the bustling Route 663, strategically situated just 1.7 miles from the Quakertown PA Turnpike I-476 and an equidistant 1.7 miles from Route 309. Notably, the site accommodates shipping trucks, catering to diverse business needs with over 100 parking space for cars, tri-axes, and 18-wheelers.



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Each office is individually owned and operated

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Stand-alone 6,000 SF Office is available. This refurbished space has five versatile offices, a well-appointed conference room, two bathrooms, and a kitchen. All-in asking rent is \$8,250/month including parking, snow removal, and landscaping; as do all spaces listed below. Electricity would be a tenant expense as well as Liberty Propane, used for heating in the winter. Over one acre behind building would be available for extra parking for all-size trucks.

A 1,171 SF suite with a bathroom is also available: all-in rent \$1,366/month.

