



3030 UNIONVILLE PIKE

FACILITY IN HATFIELD, PA
AVAILABLE

PROPERTY HIGHLIGHTS

- **AVAILABLE SF**
75,000 SF
- **ACREAGE:**
14.5 Acres*
- **CEILING HEIGHT:**
35' Ceiling Height
- **DRIVE-INS:**
(7) Drive-Ins
- **POWER:**
1,200 Amp Heavy Power
- **ZONING:**
LI – Light Industrial (Hatfield Township)

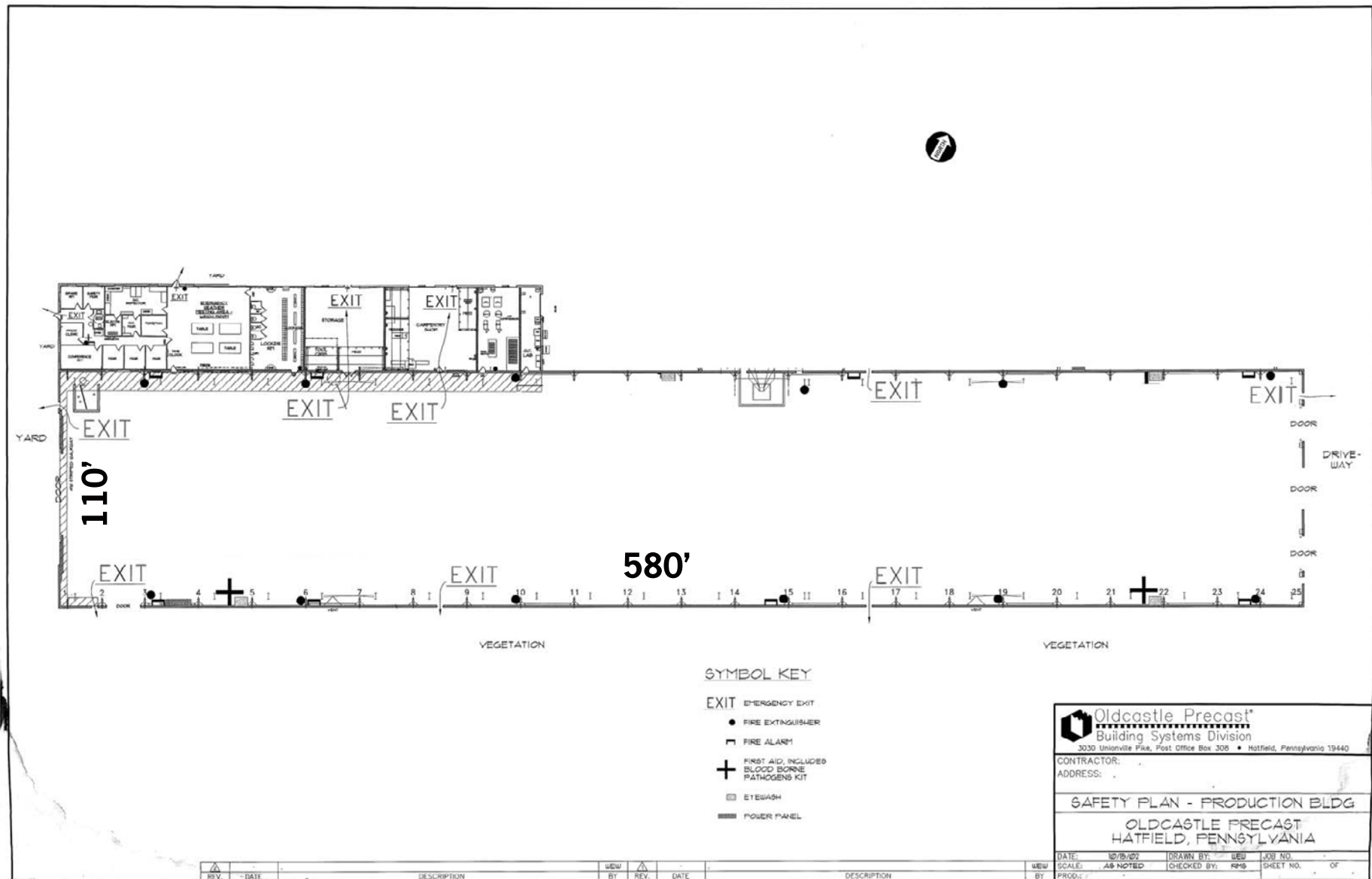
*Additional acreage available upon request



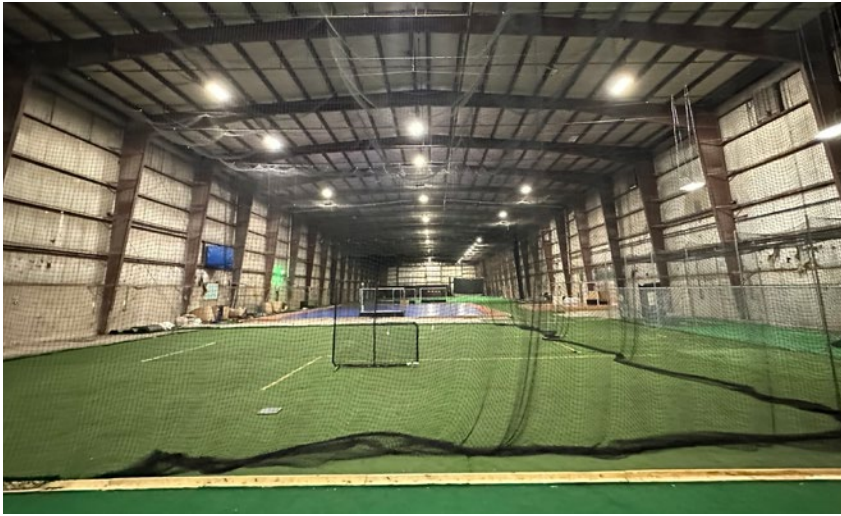
3030 Unionville Pike, Hatfield, PA



BUILDING A FLOOR PLAN



ADDITIONAL PHOTOS





3030 UNIONVILLE PIKE



LOCATION

This property is located in Hatfield Township, Montgomery County, Pennsylvania, providing quick access to Route 309, Route 202, and I-476.

WEST MONTGOMERY COUNTY SUBMARKET

AVAILABILITY	SUBMARKET	MARKET
Market Rent/SF	\$7.95 ↓	\$9.22 ↓
Vacancy Rate	2.9% ↓	4.4% ↓
Vacant SF	771K ↓	25.9M ↓
Availability Rate	7.0% ↑	7.1% ↓
Available SF	1.9M ↑	43M ↓
Sublet SF	8.8K ↓	1.2M ↓
Months on Market	7.5	10.5

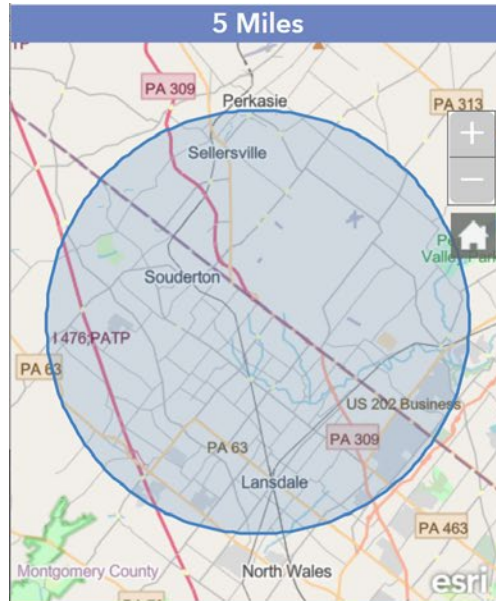
DEMAND	SUBMARKET	MARKET
12 Mo Net Absorption SF	(201K) ↓	14.6M ↑
6 Mo Leasing Probability	28.1%	30.6%

INVENTORY	SUBMARKET	MARKET
Existing Buildings	608 ↓	14,208 ↓
Inventory SF	26.3M ↓	583M ↑
Average Building SF	43.2K ↓	41K ↑
Under Construction SF	986K ↑	21.7M ↓
12 Mo Delivered SF	230K ↑	16M ↑

SALES	SUBMARKET	MARKET
12 Mo Transactions	39 ↑	918 ↑
Market Sale Price/SF	\$93 ↑	\$107 ↑
Average Market Sale Price	\$4.1M ↑	\$4.5M ↑
12 Mo Sales Volume	\$153M ↑	\$5B ↑
Market Cap Rate	6.8% ↓	6.3% ↓



DEMOGRAPHICS



MORE INFO

Want access to thousands of datasets about future trends, psychographics, consumer behavior, business, and analytics?

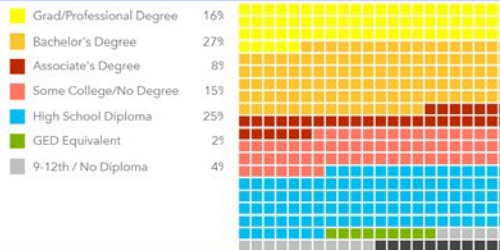
Contact Datastory via
info@datastoryconsulting.com or
 443.266.6216



POPULATION



EDUCATION



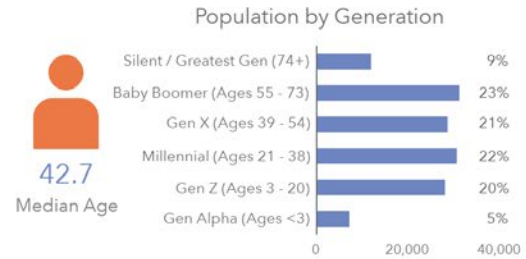
HOUSING



LIFESTYLES



AGE



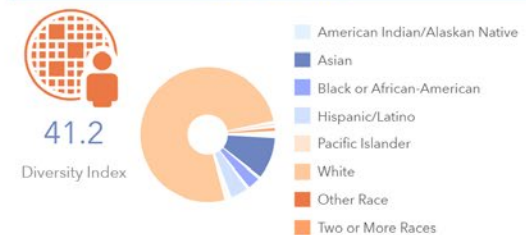
INCOME



EMPLOYMENT



DIVERSITY



v1.0

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