

# FOR SALE - 24,000 SF FLEX-BUILDING

50 Richard Drive, Northampton Township, Bucks County, PA



**Walsh Commercial Real Estate, LLC**  
3 Village Road, Suite 200 | Horsham, PA 19044  
215-836-1340 | [walshcre.com](http://walshcre.com)

Contact:  
**Brendan W. Walsh**  
215-603-1234  
[bwalsh@walshcre.com](mailto:bwalsh@walshcre.com)

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions.  
This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.



# FOR SALE - 24,000 SF FLEX-BUILDING

50 Richard Drive, Northampton Township, Bucks County, PA

## FEATURES

- ▶ Very well-maintained property
- ▶ 21,565 SF of production area
- ▶ 2,435 SF of office area
- ▶ 2-tailgate doors
- ▶ 2 drive-in doors
- ▶ Convenient to the area's major roads
- ▶ Zoned I-1 Industrial-Office
- ▶ Ideal for a variety of uses

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,103	57,619	145,842
Average Income	\$201,342	\$144,603	\$152,932
Total Businesses	536	2,751	7,210
Total Employees	6,091	27,162	72,654



**Walsh Commercial Real Estate, LLC**

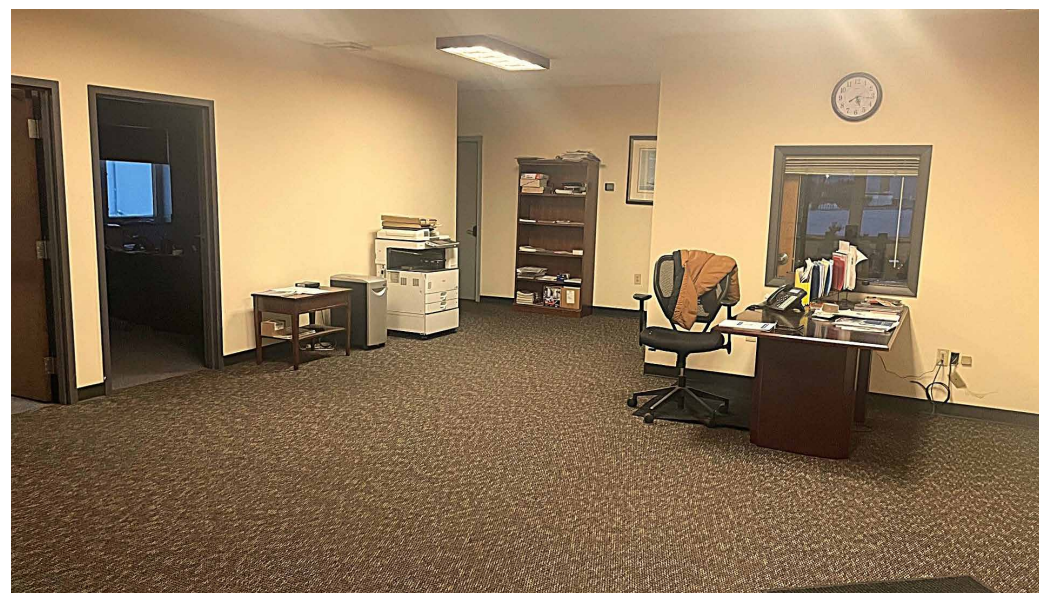
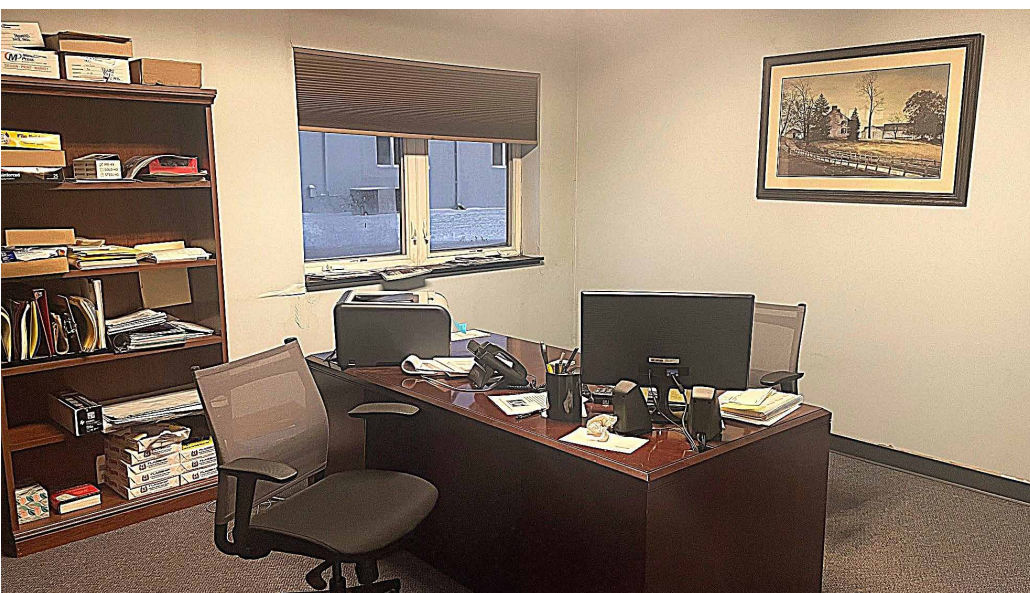
WWW.WALSHCRE.COM | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.



# FOR SALE - 24,000 SF FLEX-BUILDING

50 Richard Drive, Northampton Township, Bucks County, PA



**Walsh Commercial Real Estate, LLC**

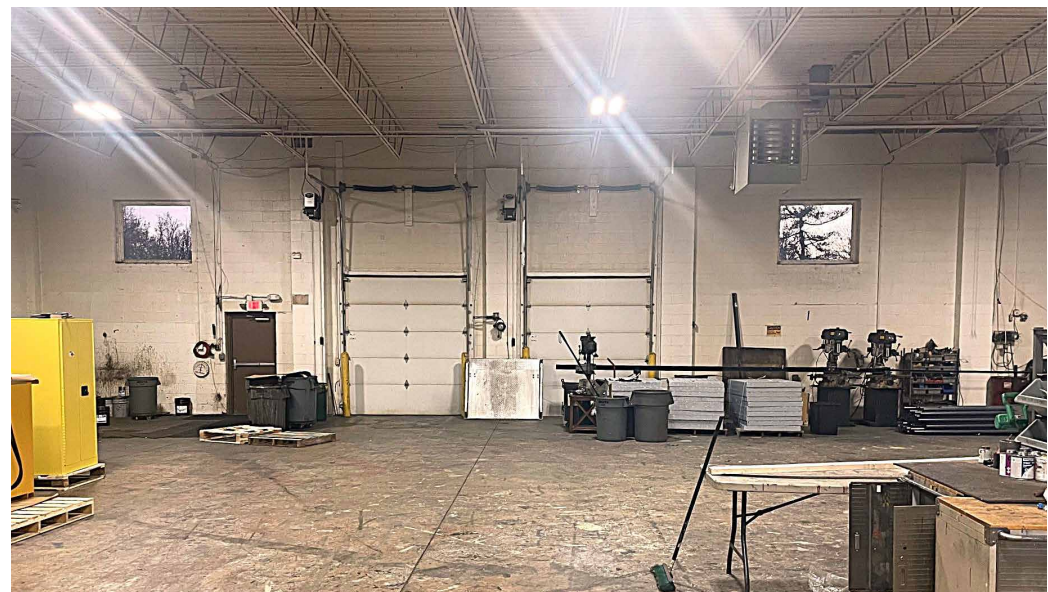
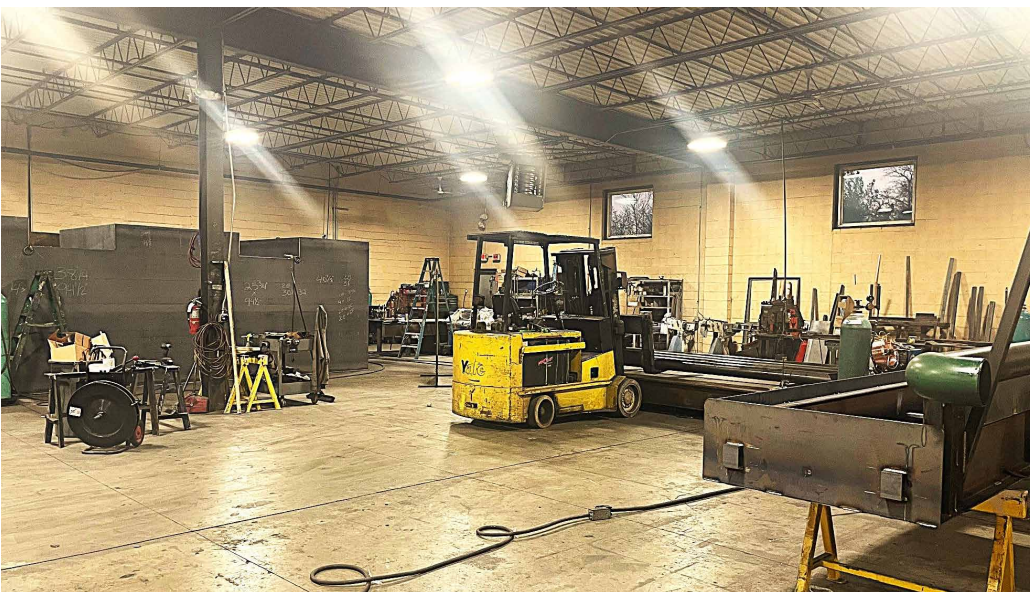
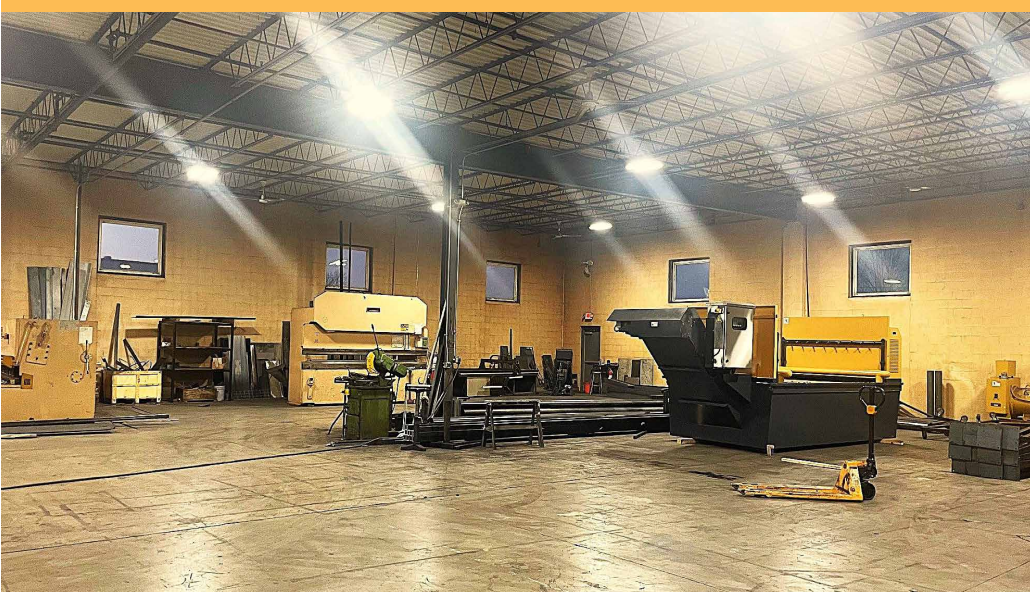
[WWW.WALSHCRE.COM](http://WWW.WALSHCRE.COM) | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.



# FOR SALE - 24,000 SF FLEX-BUILDING

50 Richard Drive, Northampton Township, Bucks County, PA



**Walsh Commercial Real Estate, LLC**

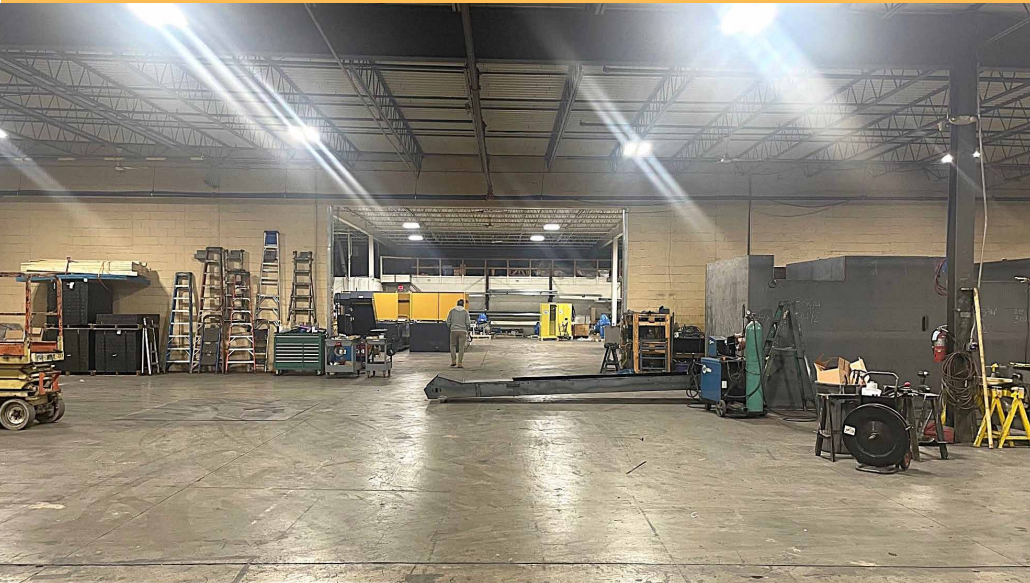
[WWW.WALSHCRE.COM](http://WWW.WALSHCRE.COM) | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.



# FOR SALE - 24,000 SF FLEX-BUILDING

50 Richard Drive, Northampton Township, Bucks County, PA



**Walsh Commercial Real Estate, LLC**

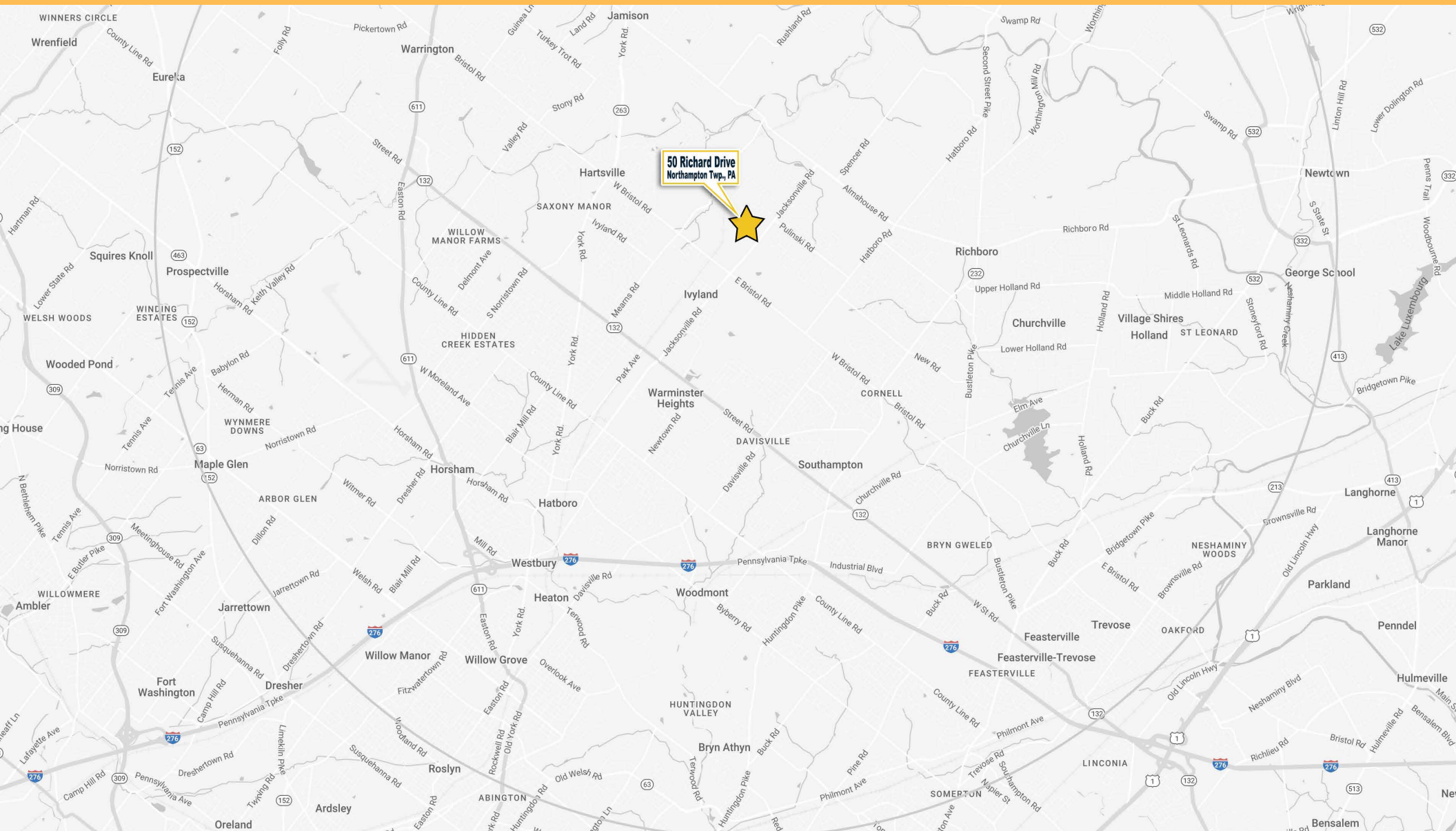
[WWW.WALSHCRE.COM](http://WWW.WALSHCRE.COM) | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.



# FOR SALE - 24,000 SF FLEX-BUILDING

50 Richard Drive, Northampton Township, Bucks County, PA



**Walsh Commercial Real Estate, LLC**

[WWW.WALSHCRE.COM](http://WWW.WALSHCRE.COM) | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.