



# SELLERSVILLE BUSINESS CAMPUS

**Flex Industrial Build-to-Suit**  
**900 E Clymer Avenue**  
**Sellersville, Bucks County PA**

**Site Ready: Road, curbs, and utilities in place**



### Property Highlights

- Industrial Zoned Build to Suit land sites
- 4 Parcels 6.7 - 10.4 Acres
- Proposed Building Size: 40,000 SF to 80,000 SF
- All public utilities
- Approved 5 year 100% LERTA Tax Abatement
- Direct access to Rt 309

## APPLIED KNOWLEDGE IN REAL ESTATE

Jackson Cross Partners • 151 S Warner Road, Suite 110 • Wayne PA • [www.JacksonCross.com](http://www.JacksonCross.com)

Nick Adams | 610.265.7700 ext. 130 | [nadams@jacksoncross.com](mailto:nadams@jacksoncross.com)

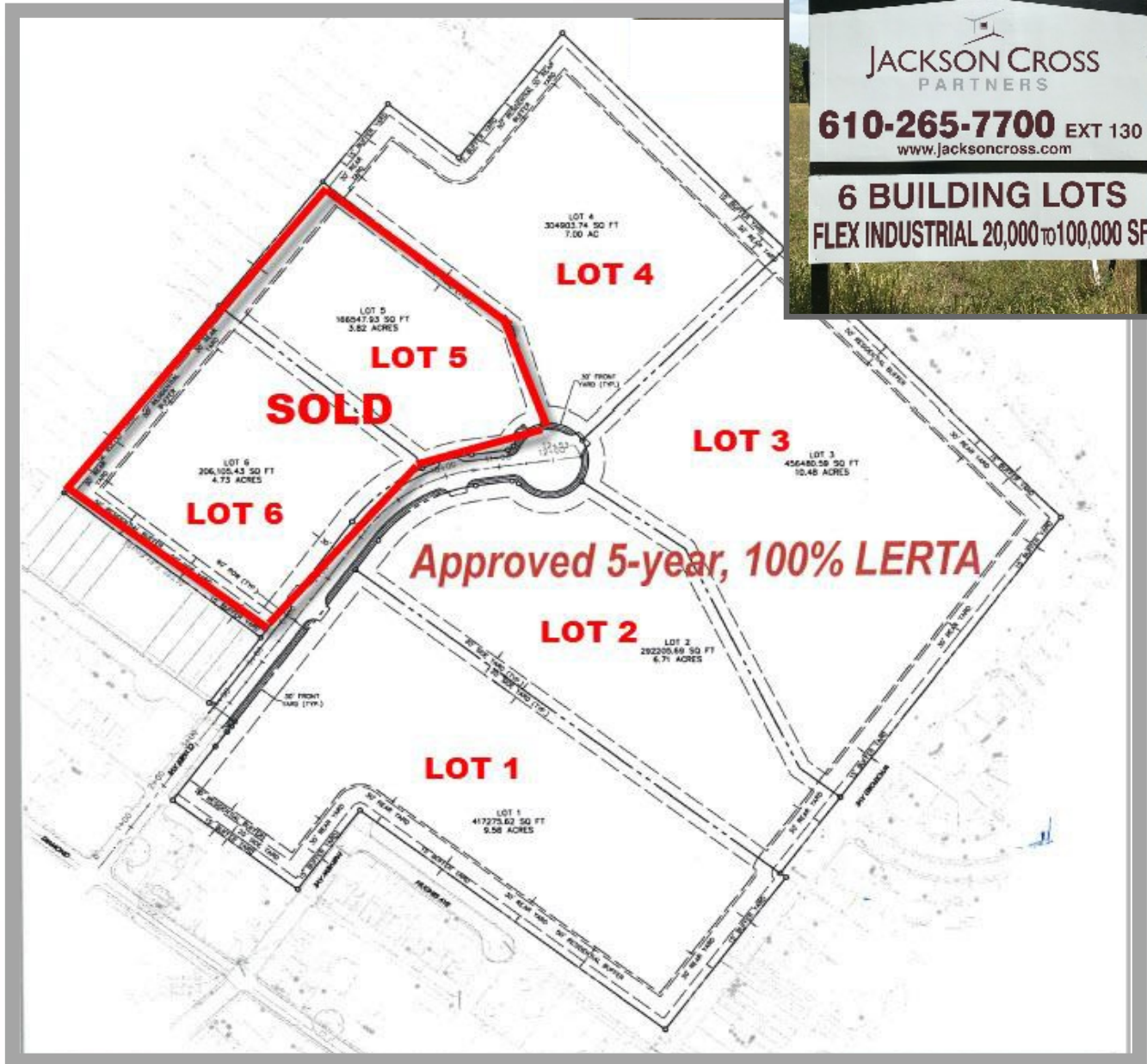


# Sellersville Business Campus

## Property Features

Approved for Flex-Industrial Projects

2 Lots **SOLD** 4 Available



## APPLIED KNOWLEDGE IN REAL ESTATE

Jackson Cross Partners • 151 S Warner Road, Suite 110 • Wayne PA • [www.JacksonCross.com](http://www.JacksonCross.com)

Nick Adams | 610.265.7700 ext. 130 | [nadams@jacksoncross.com](mailto:nadams@jacksoncross.com)



Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and have fiduciary responsibilities to the owner, but are obligated to treat all parties fairly. Property listings held by brokerage firms other than Jackson Cross Partners, LLC may be included herein.