

101 WITMER ROAD • HORSHAM, PA

101 WITMER RD

FLEX BUILDING

RENTAL RATE

\$19.50/SF

Plus Utilities

AVAILABLE

3,675 SF

BUILT-OUT FLEX

LOCATION

Horsham, PA

MONTGOMERY CO.

USE TYPE

Flex / Office

OCCUPANCY

Immediate

MOVE-IN READY



REAR LOADING & ON-SITE PARKING



SUITE ENTRANCE

BUILDING HIGHLIGHTS

- **Built-out flex suite** – private offices, restrooms, kitchenette & storage space with loading dock
- **Loading dock access in the rear** for service and deliveries
- **On-Site Surface Parking** for tenants and visitors
- **Flexible layout** to fit a wide range of users
- **Great visibility** with the building sitting on the corner of Blair Mill Rd and Witmer Rd
- **Minutes to the PA Turnpike & Route 611** in central Horsham

ACCESS & DRIVE TIMES

PA TURNPIKE

~3 min

Willow Grove interchange

ROUTE 611

~4 min

Easton Road arterial

CENTER CITY PHILA.

~19 mi

Due south

ADDRESS

101 Witmer Road

MUNICIPALITY

Horsham, PA 19044

COUNTY

Montgomery Co.

In the heart of Horsham's business corridor – minutes from the PA Turnpike, Route 611 and Willow Grove, with shopping, dining and hotels nearby.

**Brett Fox**

215.760.8488 • bfox@msfoxre.com
www.msfoxrealestate.com

Michael Rush

215.837.7341 • mrush@msfoxre.com
www.msfoxrealestate.com

Suite 1410, 1628 JFK Boulevard
 Philadelphia, PA 19103
 O: 215.568.8000



101 WITMER ROAD

101 WITMER RD · HORSHAM, PA · PROPERTY OVERVIEW

FLEX SPACE FOR LEASE

NOW AVAILABLE

Built-Out Flex Suite · 3,675 SF

AVAILABLE
3,675 SF

RATE
\$19.50/SF + Util

ABOUT THE PROPERTY

101 Witmer Road is a flex building offering a move-in-ready suite in the heart of Horsham, Montgomery County. The suite provides 3,675 SF of built-out space — including private offices, restrooms, a kitchenette and storage space with a loading dock — with the flexibility to support a wide range of users. The property fronts Witmer Road with strong visibility and quick access to the PA Turnpike and Route 611.

Tenants benefit from on-site surface parking, monument signage and loading dock access in the rear. Offered at \$19.50/SF plus utilities, 101 Witmer Road combines flexibility, accessibility, and an established Horsham business address.



Brett Fox

215.760.8488 · bfox@msfoxre.com
www.msfoxrealestate.com

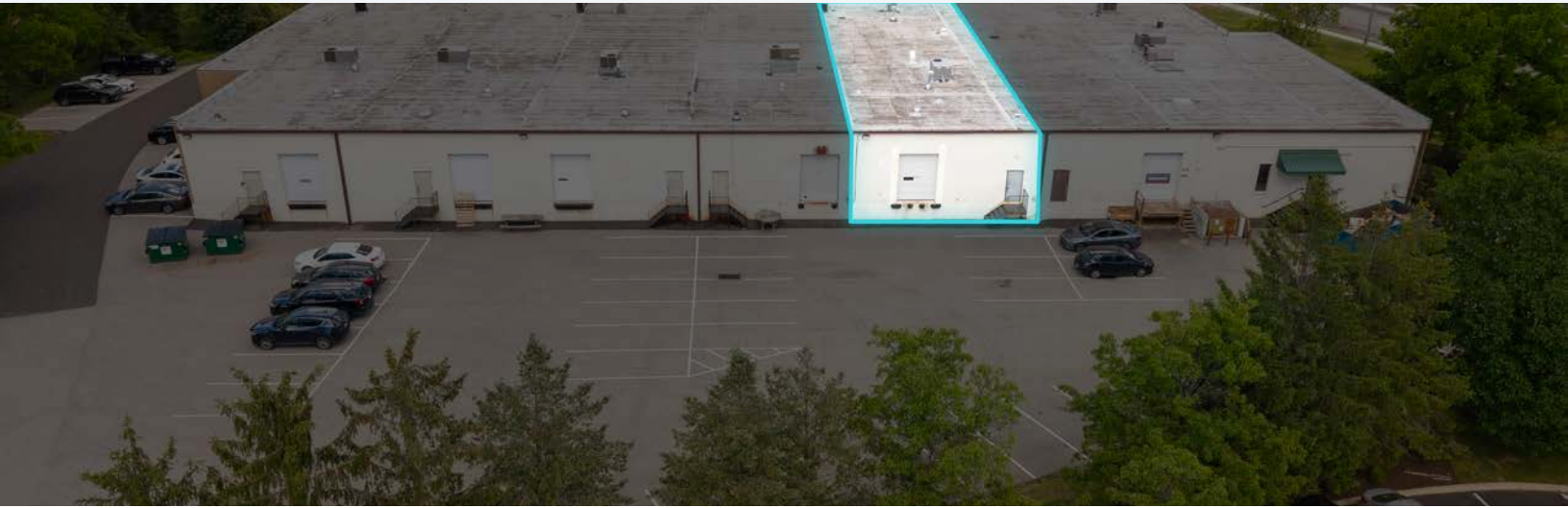
Michael Rush

215.837.7341 · mrush@msfoxre.com
www.msfoxrealestate.com

Suite 1410, 1628 JFK Boulevard
Philadelphia, PA 19103
O: 215.568.8000

FLEX SPACE

Private Offices, Restrooms, Kitchenette and Storage w/ Loading Dock



FLOOR PLAN

