



Suburban Operational Excellence

5.9 Acres, 538 Storage Units

2850 Bethlehem Pike
Hatfield, PA

Warner Bonner | warner@ipgsf.com | (858) 414-0497

Anica Petkovic | anica@ipgsf.com | (415) 320-7689





2850 Bethlehem Pike

Property Highlights

- “2850 Bethlehem Pike is a well-positioned self-storage facility in Hatfield, PA, serving the Montgomery County submarket of the Philadelphia metro. The property is currently undergoing targeted improvements to enhance operations, security, and overall customer experience, offering a reliable storage solution in a stable and established community.”
- 538 total storage units
- Climate-controlled and outdoor storage options
- Ongoing site and security improvements
- Enhanced lighting and gate access upgrades
- Well-maintained facility with proactive upkeep
- Strong demand within established local market
- Potential for future expansion





2850 Bethlehem Pike

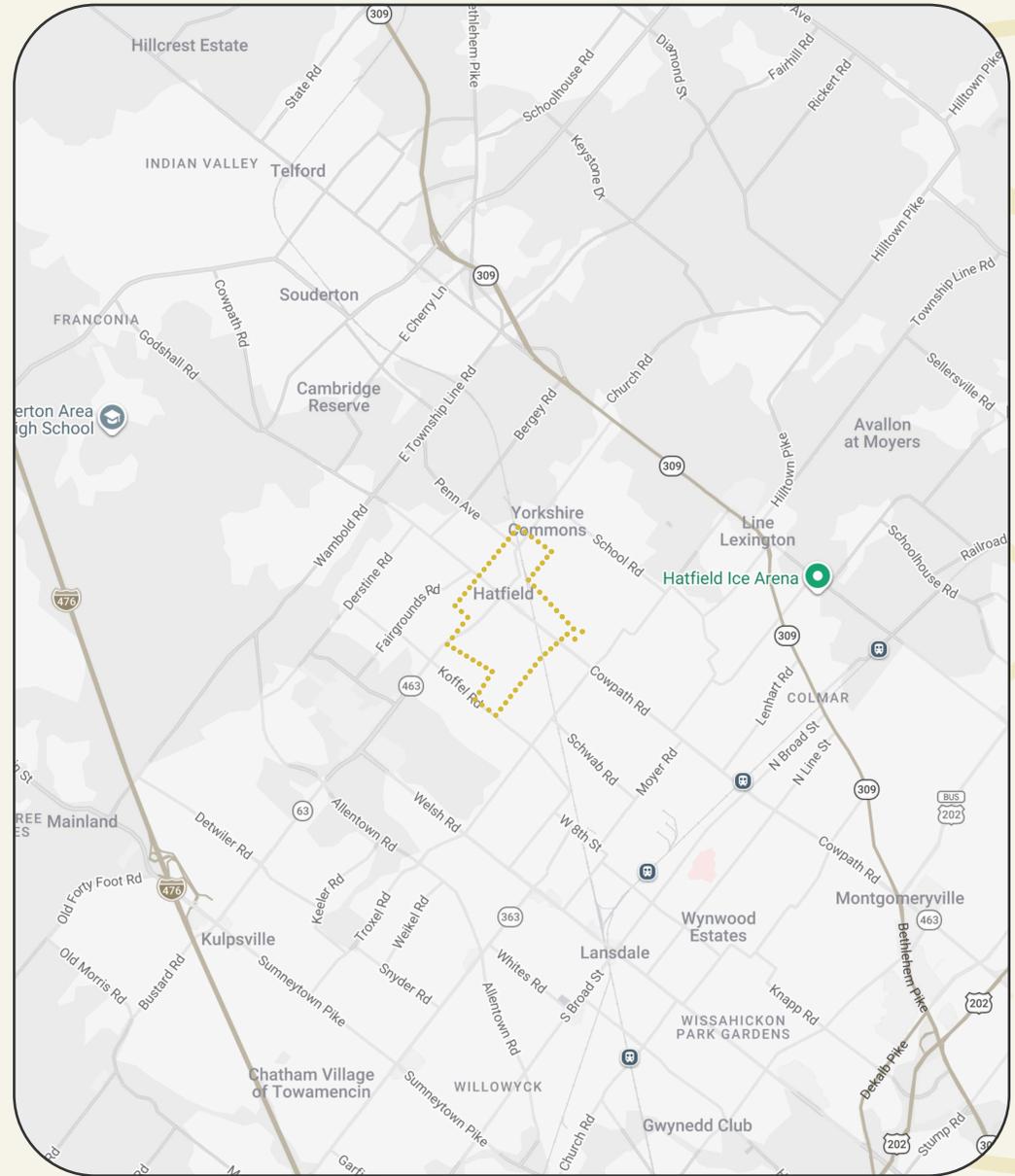
Gallery





Hatfield sits in Montgomery County, a core Philadelphia suburban market with steady demand for storage driven by everyday life and business needs.

- Large, stable demand base: Montgomery County population is 879,190
- Affluent households: Median household income is \$113,915
- Space-constraint tailwinds: Median home value is \$436,700 and median gross rent is \$1,683
- Downsizing demand: Residents 65+ = 19.8%, supporting life-event storage (downsizing, estates, transitions).
- Sticky, owner-heavy market: Owner-occupied housing rate is 71.4%, typically supporting steady long-term storage use.

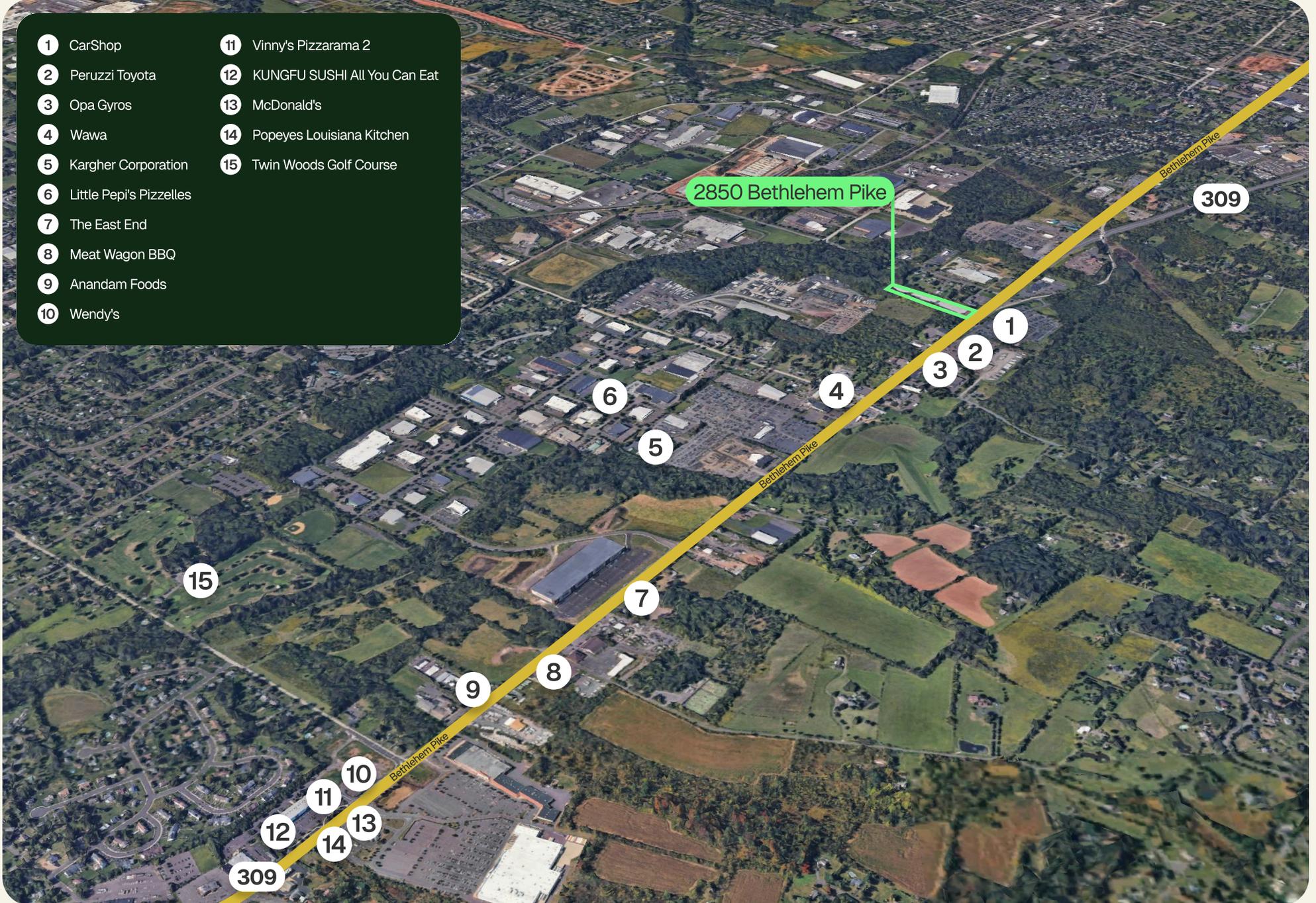


Data sources: County-level figures are from the U.S. Census Bureau (QuickFacts, 2020–2024 estimates) for Montgomery County, PA





- 1 CarShop
- 2 Peruzzi Toyota
- 3 Opa Gyros
- 4 Wawa
- 5 Kargher Corporation
- 6 Little Pepi's Pizzelles
- 7 The East End
- 8 Meat Wagon BBQ
- 9 Anandam Foods
- 10 Wendy's
- 11 Vinny's Pizzarama 2
- 12 KUNGFU SUSHI All You Can Eat
- 13 McDonald's
- 14 Popeyes Louisiana Kitchen
- 15 Twin Woods Golf Course



2850 Bethlehem Pike

Hatfield, PA



This former industrial and manufacturing facility offers **64,200 SF** of flexible space ideal for large-scale storage, distribution, or light industrial operations. Perfectly positioned on **Bethlehem Pike (Route 309)**, the property enjoys high visibility in a heavy-traffic commercial corridor and currently serves as a modern self-storage facility.

The site features a mix of climate-controlled units, expansive drive-up access, and specialized vehicle storage for RVs and boats, all situated on a generous **5.93-acre lot**. Surrounded by a robust retail landscape that includes **Walmart Supercenter, Burlington, Dollar Tree, and The UPS Store**, the location provides exceptional synergy with local business services and high-volume consumer traffic.

Conveniently located with direct access to the **Route 309 corridor**, the property offers seamless connectivity to the Pennsylvania Turnpike (I-276) and I-476, facilitating efficient transit throughout Montgomery County and the Philadelphia metro area. This prime location is an ideal hub for any business looking to leverage superior regional access and a well-established commercial presence in the Hatfield market.



For more information

Warner Bonner | warner@ipgsf.com | (858) 414-0497

Anica Petkovic | anica@ipgsf.com | (415) 320-7689

commandocommercial.com

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