

FOODSERVICE DISTRIBUTION WAREHOUSE FOR SALE

51,618 Square Feet with 9 Dock Doors on 2.65 Acres
Greater Philadelphia, Pennsylvania



FOOD PROPERTIES
GROUP



244 SHOEMAKER ROAD, POTTSTOWN, PENNSYLVANIA

- Total Building: 51,618 Square Feet (SF)
- Frozen Storage: +/- 9,960 SF
- Refrigerated Storage: +/- 5,840 SF
- Ambient Storage & Staging: +/- 30,000 SF
- 9 Dock Doors
- 2.65 Acres
- Immediate SR-422 Access
- Majority of Refrigeration Installed 2023

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IMPROVED AREA DESCRIPTION

- Total building: +/- 51,618 SF
- Frozen storage: +/- 9,960 SF
 - Comprised of three rooms: +/- 4,500 SF, +/- 4,500 SF & 960 SF
 - 18' ceiling height & 2023 construction for two 4,500 SF rooms
- Refrigerated storage: +/- 5,840 SF
 - Comprised of two rooms: +/- 4,800 SF & +/- 1,040 SF
 - 18' ceiling height & 2023 construction for the 4,800 SF room
- Ambient storage: +/- 30,000 SF
- +/- 15'-22' ceiling
- Office & welfare: +/- 5,000 SF

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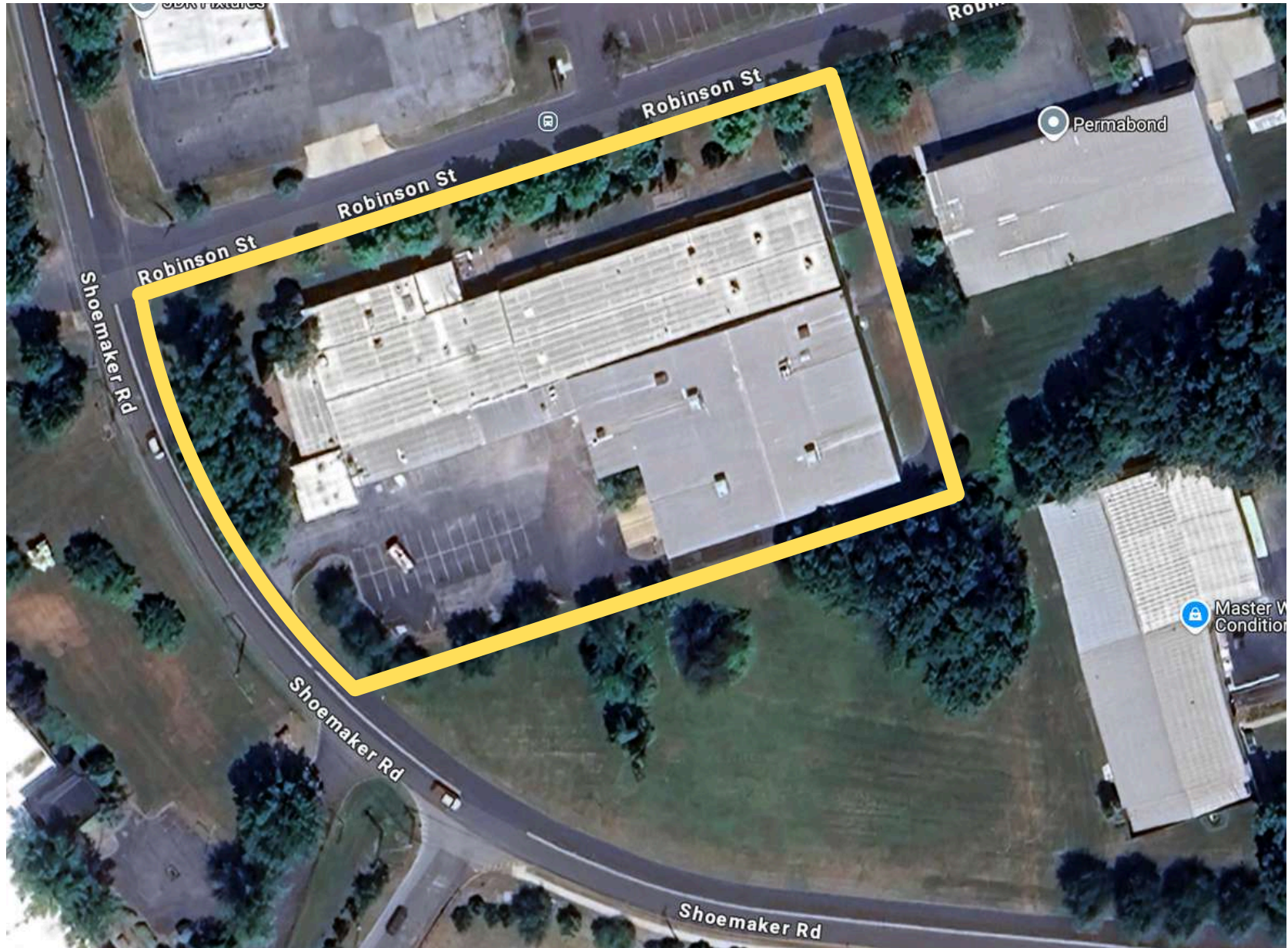
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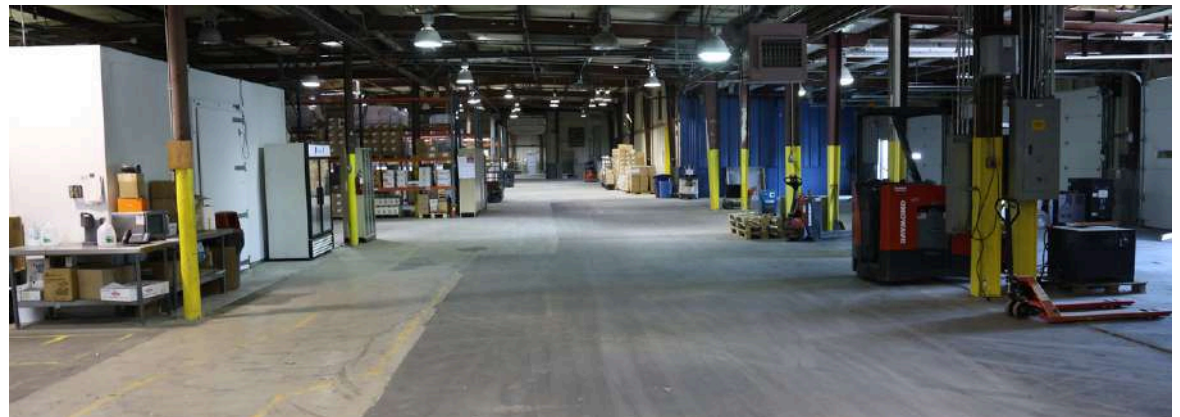
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CONSTRUCTION

- 9 active dock doors (2 inactive dock doors)
- Combination of steel frame/metal and concrete block
- Sprinklered
- Raised floor slab in 2023 freezers
- Freon R448A refrigeration
- 85%+ of cold storage installed in 2023
- 1970's original construction



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OTHER

- Partially racked
- +/- 30 auto parking positions
- Immediate SR-422 access, near I-76 & I-476
- 45 miles from Philadelphia



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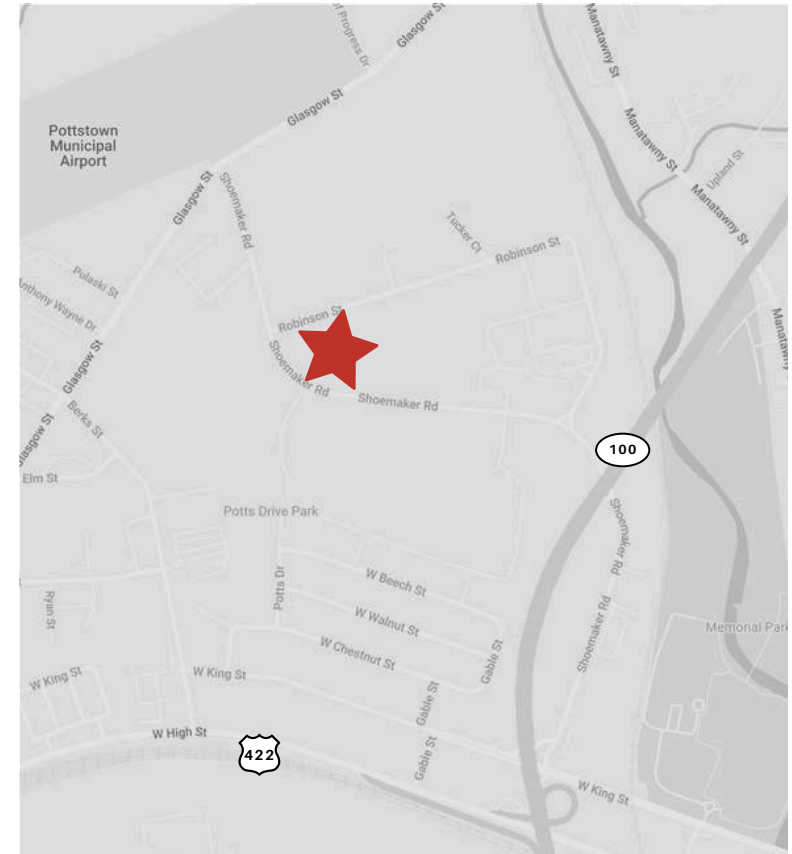
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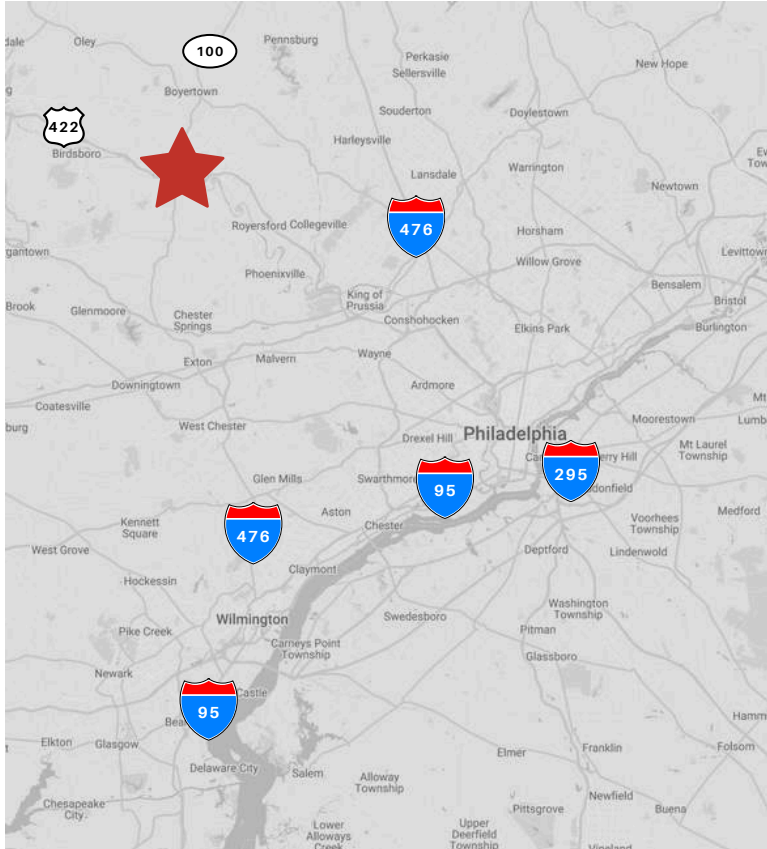
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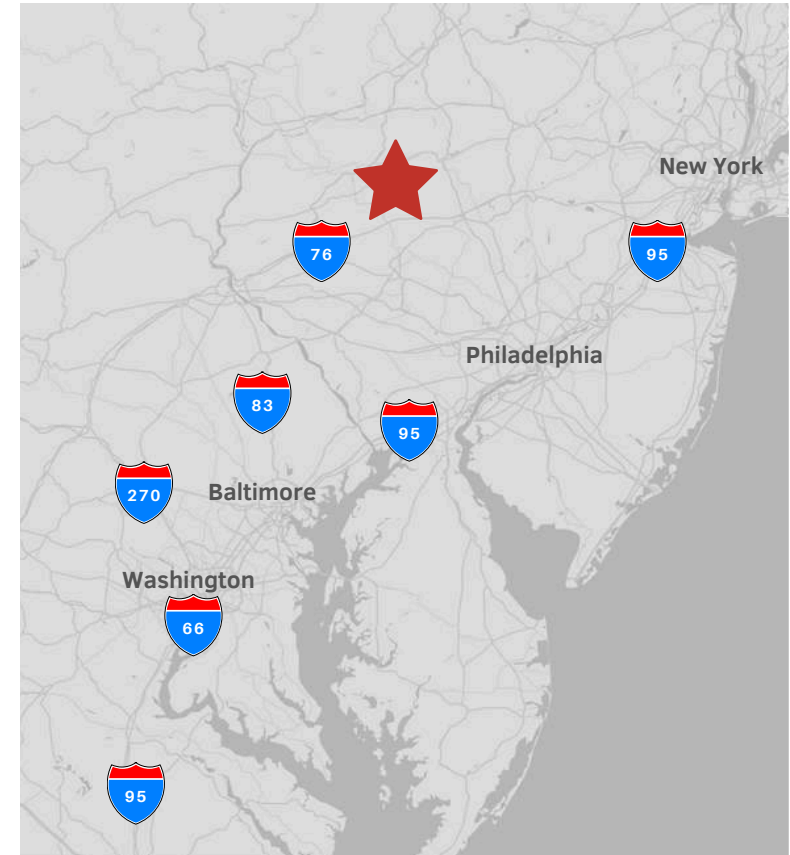
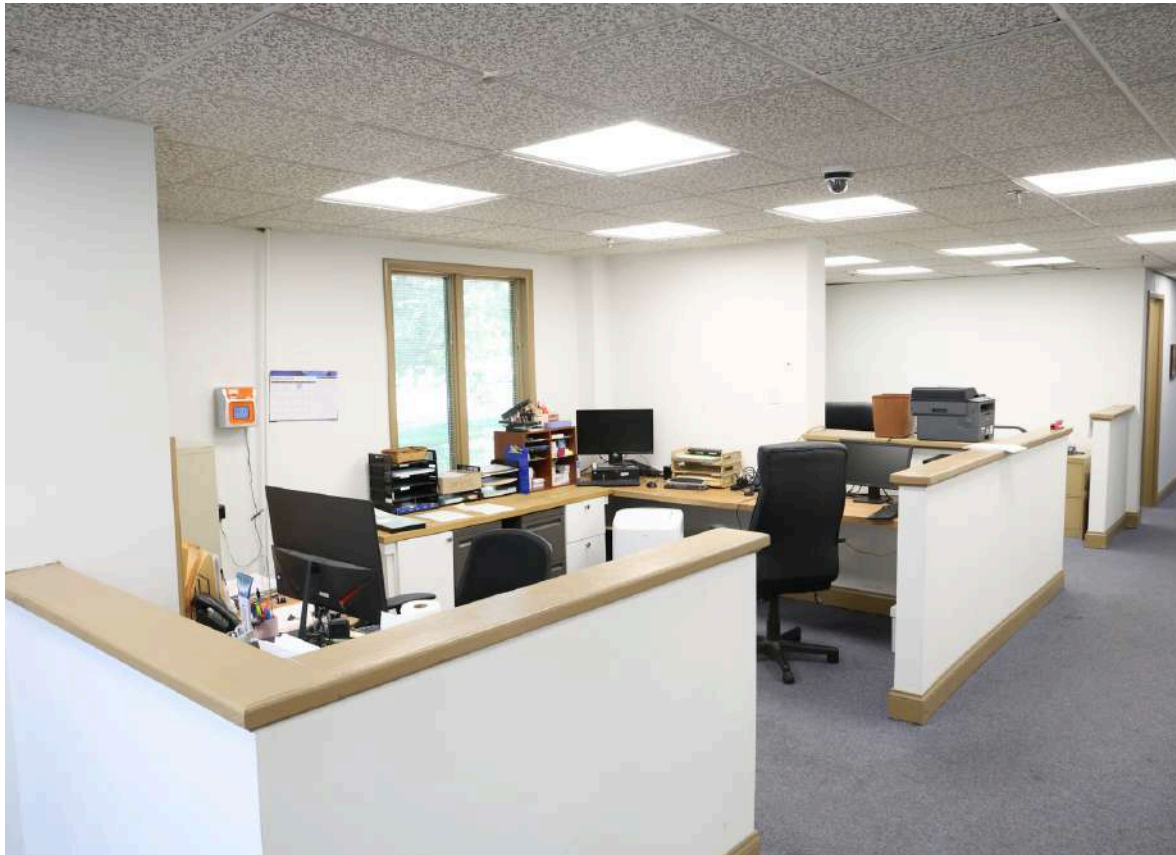
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