

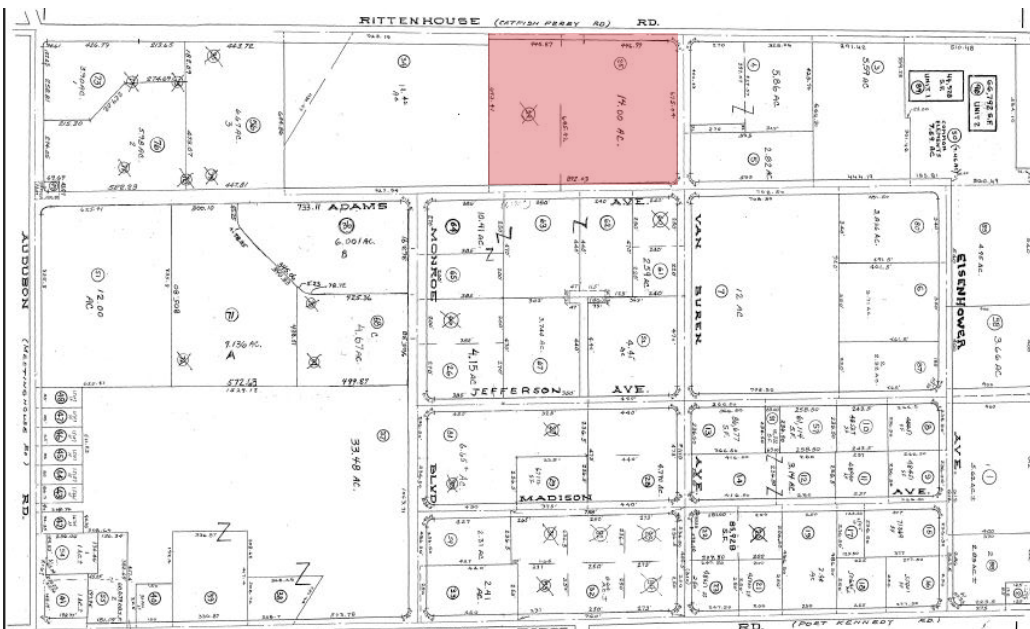
AVAILABLE FOR SALE

950 RITTENHOUSE ROAD

Valley Forge Corporate Center | Audobon/Norristown, PA

INDUSTRIAL/FLEX/MULTI-USE REDEVELOPMENT OPPORTUNITY

**MAJOR PRICE
ADJUSTMENT!**



14 ACRES
with potential to
sub-divide to 5 acres

Contact Information:

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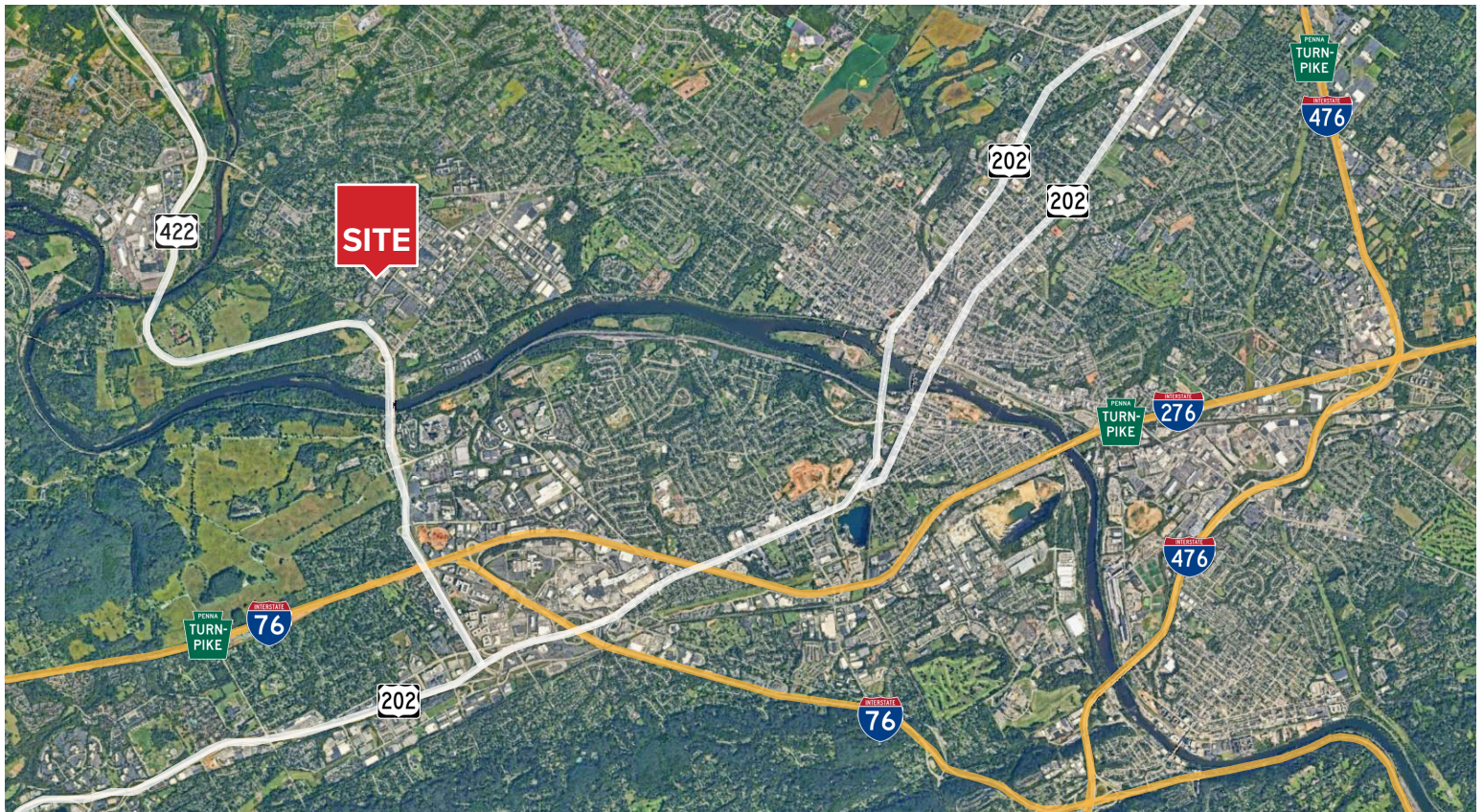


Distance from



Route 422	1.1 mi
I-76 (Schuylkill Expressway)	4.1 mi
Route 202	4.1 mi
PA Turnpike / I-76 / I-276 (Valley Forge)	5.5 mi
I-476 (Blue Route)	8.8 mi
PA Turnpike / I-476	11.8 mi
Center City Philadelphia	22 mi

Zoning & Economic Incentives


- Zoning: IP – Industrial Park District & MUP – Mixed Use Overlay District
- Economic Incentives: Situated in a LERTA (Local Economic Revitalization Tax Assistance) zone offering partial abatements for 10 years based in any increases in property tax assessments



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