

# 260 NEW YORK DRIVE

Ft. Washington, Montgomery County, PA 19034

 FOR SALE

 FLEX/OFFICE

 24,032+/- SF



## PROPERTY DESCRIPTION

- SIZE: 24,032± SF one-story building
- LOT: 2.68± acres
- LOADING: One tailgate door & one drive-in door
- CEILING HEIGHT: 12.16' clear 13.5 to deck
- YEAR BUILT: 1973
- PARKING: 89 parking spaces
- ZONING: LIM – Limited Industrial District
- REAL ESTATE TAXES: \$45,084 (2022)
- Located in the heart of Ft. Washington
- Minutes to Route 309 & PA Turnpike (I-276) Ft. Washington Interchange

## FOR MORE INFORMATION

**Jeffrey Licht, SIOR**

 215.396.2900 x101

 jeff.licht@naimertz.com


**Jared Licht**

 215.396.2900 x105

 jared.licht@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 NAI Mertz | 210 E. Street Road, Suite 3B  
Feasterville-Treves, PA 19053  
215-396-2900 | [naimertz.com](http://naimertz.com)





# 260 NEW YORK DRIVE

260 New York Drive Ft. Washington, PA 19034

 FOR SALE



 FLEX/OFFICE

 24,032+/- SF



**LOCATION OVERVIEW**  
Conveniently located in the heart of Ft. Washington with easy access to Route 309 and the PA Turnpike Ft. Washington Interchange


## FOR MORE INFORMATION

**Jeffrey Licht, SIOR**  
 215.396.2900 x101  
 jeff.licht@naimertz.com

**Jared Licht**  
 215.396.2900 x105  
 jared.licht@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 **NAI Mertz** | 210 E. Street Road, Suite 3B  
Feasterville-Trevose, PA 19053  
215-396-2900 | [naimertz.com](http://naimertz.com)

