

AVAILABLE | INDUSTRIAL

±40,000 SF | 2.28 Acres

200 Commerce Dr. | Montgomeryville, PA 18936



Key Features

- Available Immediately
- 40,000 Square Foot Facility
- 2.28 Acre Property
- Heavy Power On-site
- Mostly Air Conditioned Warehouse
- Strategic location to major regional arteries

Location

- .6 miles from Route 309
- 1 mile from Route 202

Zoning

- Limited Industrial (LI) District - Montgomery Township
- See final page for property uses

Lease Rate/Sale Price

- Contact for details

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**For more information,
please contact**

Dutch Markward
610-888-3804
dutch@markwardgroup.com

Del Markward, SIOR
dmarkward@markwardgroup.com



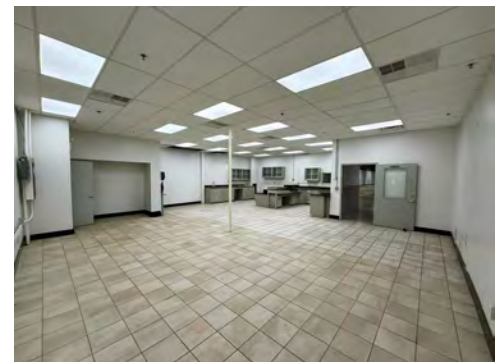
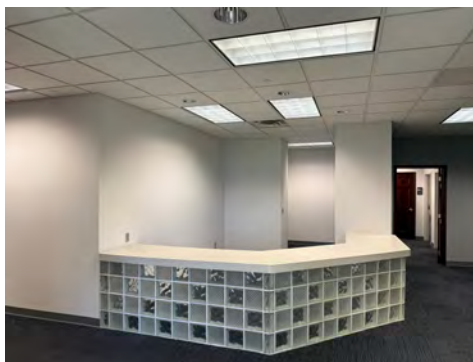
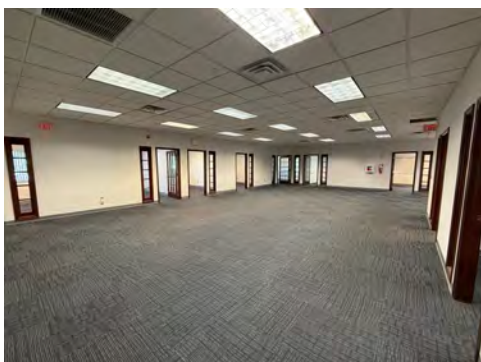
Markward Group
5925 Tilghman Street, Suite
1400 Allentown, PA 18104
610.295.6600
MarkwardGroup.com

Property Fact Sheet



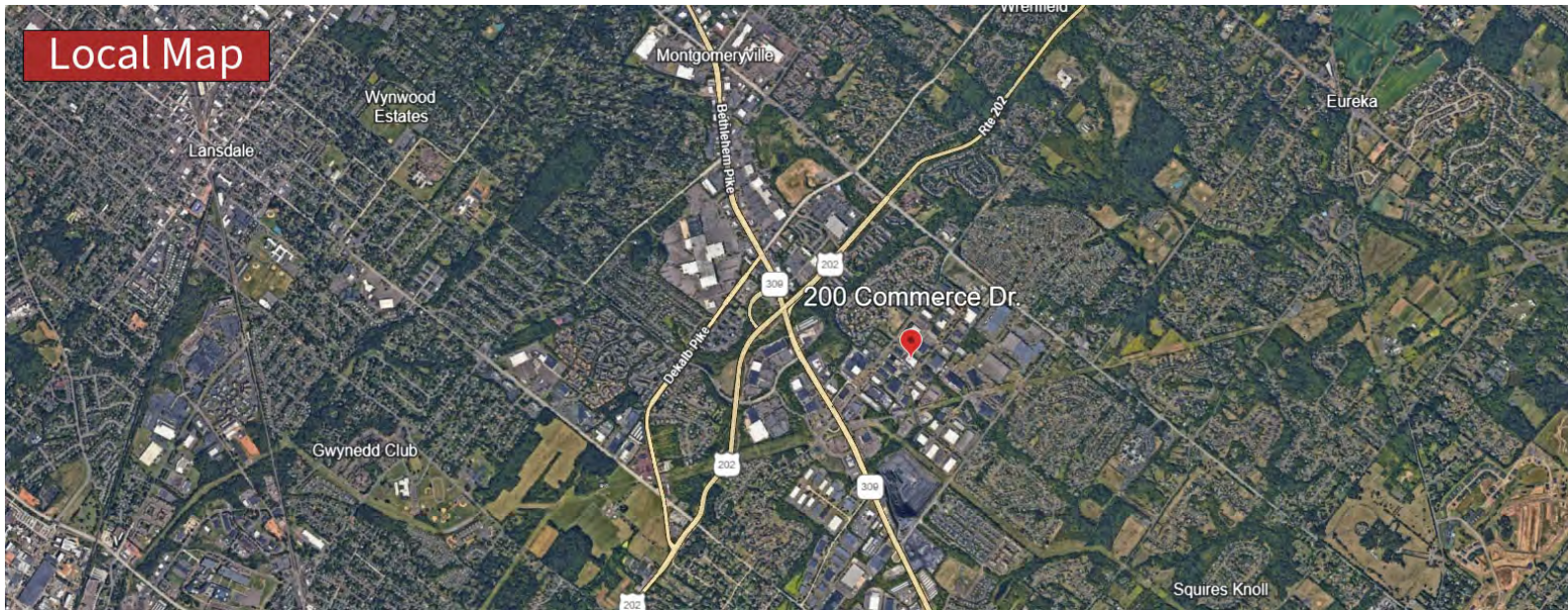
Address	200 Commerce Drive, Montgomeryville, PA 18936
Lot Size	2.28 Acres
Building Size	40,000 SF
Zoning	Limited Industrial (LI) – Montgomery Township

Power Capabilities	(2) 800A @ Three Phase 120/208V (1) 1200A @ Three Phase 480V
HVAC	Office: Fully Air Conditioned Warehouse: Mostly Air Conditioned
Clear Height	14'8"
Roof	Age: 2019 Install – Carlisle Roof (20-Year Warranty)
Flooring	Poured Reinforced Concrete
Sprinkler	Fully Sprinklered Throughout (100% Wet System)
Dock Doors	(2) 10'x10' Dock Doors (1 with Pit Leveler) (1) 12'x10' Delivery Truck Height Door (1) 9'x10' Drive-In Door
Parking	On-site parking for approximately 40 vehicles

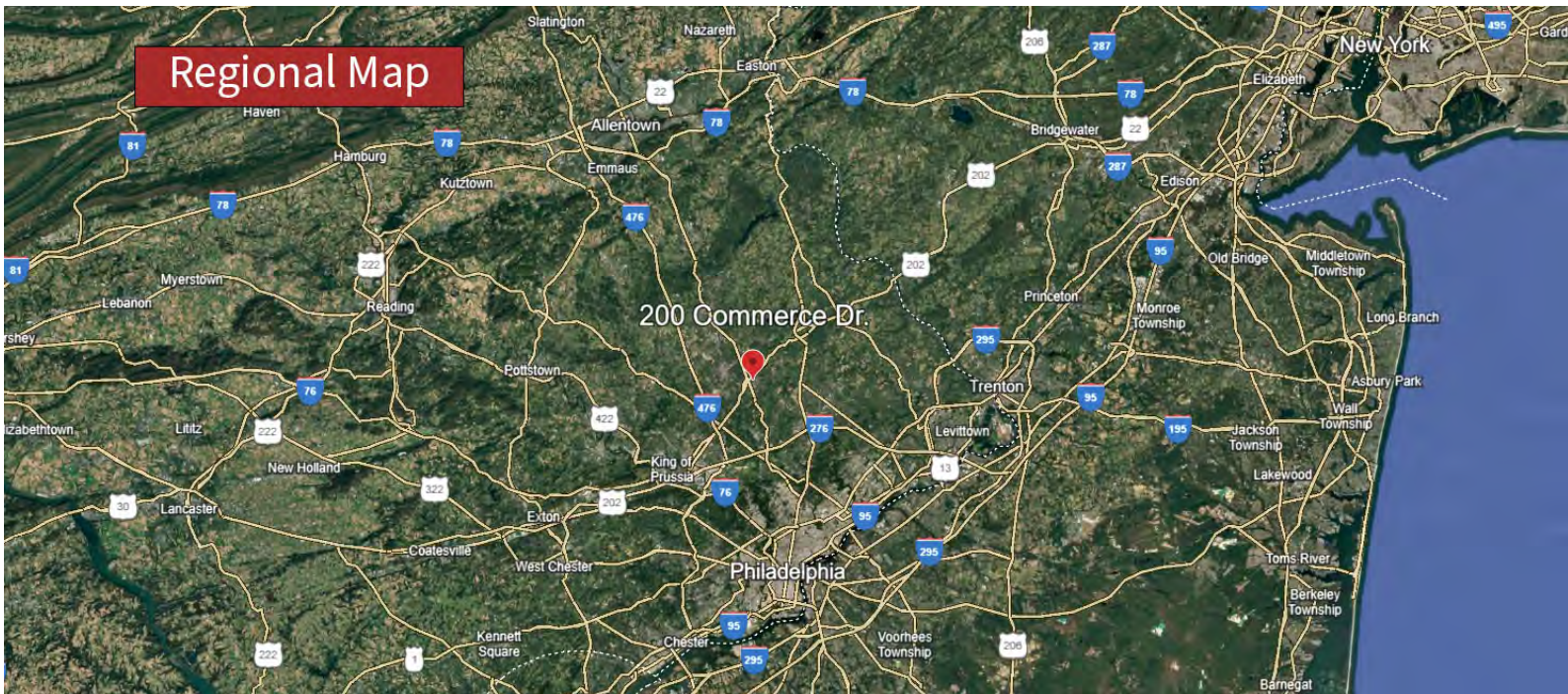


Location

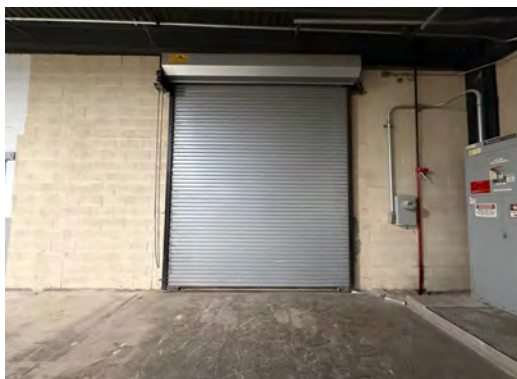
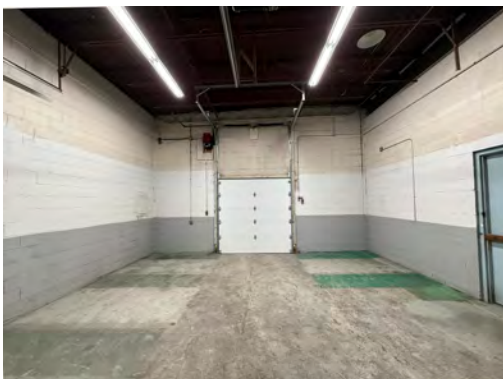
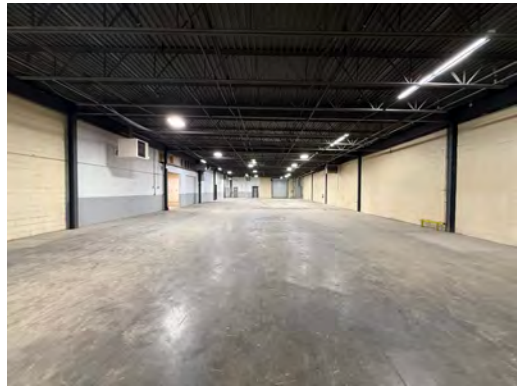
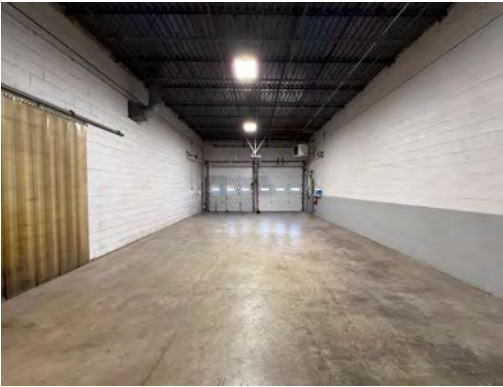
Local Map



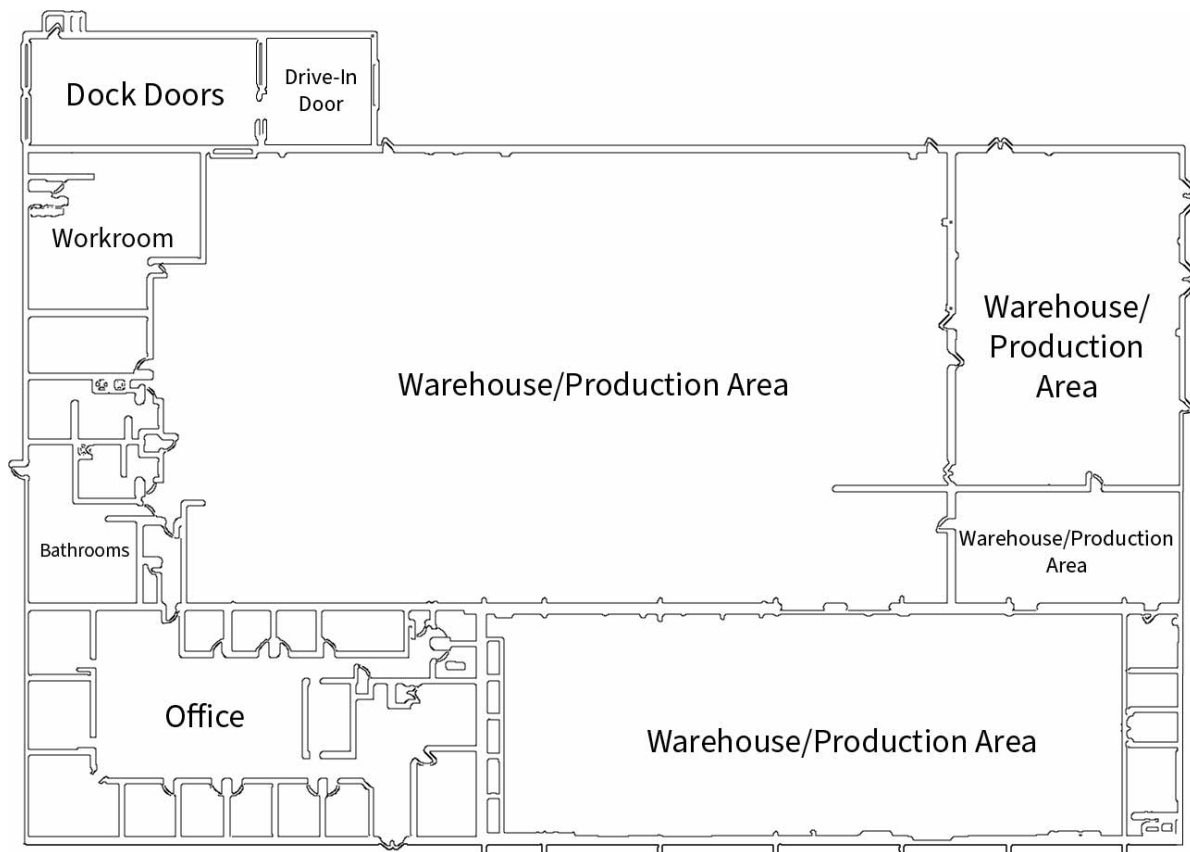
Regional Map



Interior Photos



Re-imagined Space & Existing Floor Plan



Montgomery Township Zoning Uses

Section: § 230-103 Use regulations

Source: <https://ecode360.com/11517230#11517235>

Permitted Uses:

(1) Any limited industrial use, including and restricted to:

- a) **Scientific research laboratory**
- b) **Engineering center**
- c) **Administration (office building)**
- d) **Manufacturing**
- e) **Fabricating**
- f) **Assembling**
- g) **Processing**
- h) **Warehousing**
- i) **Storage**

(2) Trade or professional school.

(3) Such **wireless telecommunications facilities** as permitted by right, special exception or conditional use, depending on the type of facility

(4) **Grower/processor facility**

Conditional Uses:

(1) **Family day-care home, group day-care home and day-care center**

(2) **Indoor athletic facilities**, including but not limited to courts, fitness centers, batting cages, golf driving ranges, bowling alleys, tracks, skating rinks, swimming pools and health clubs