

Limerick Land Portfolio

Industrial | Land for Sale or Build-to-Suit

Limerick, PA 19468



CBRE

Limerick Land Portfolio

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Property Overview

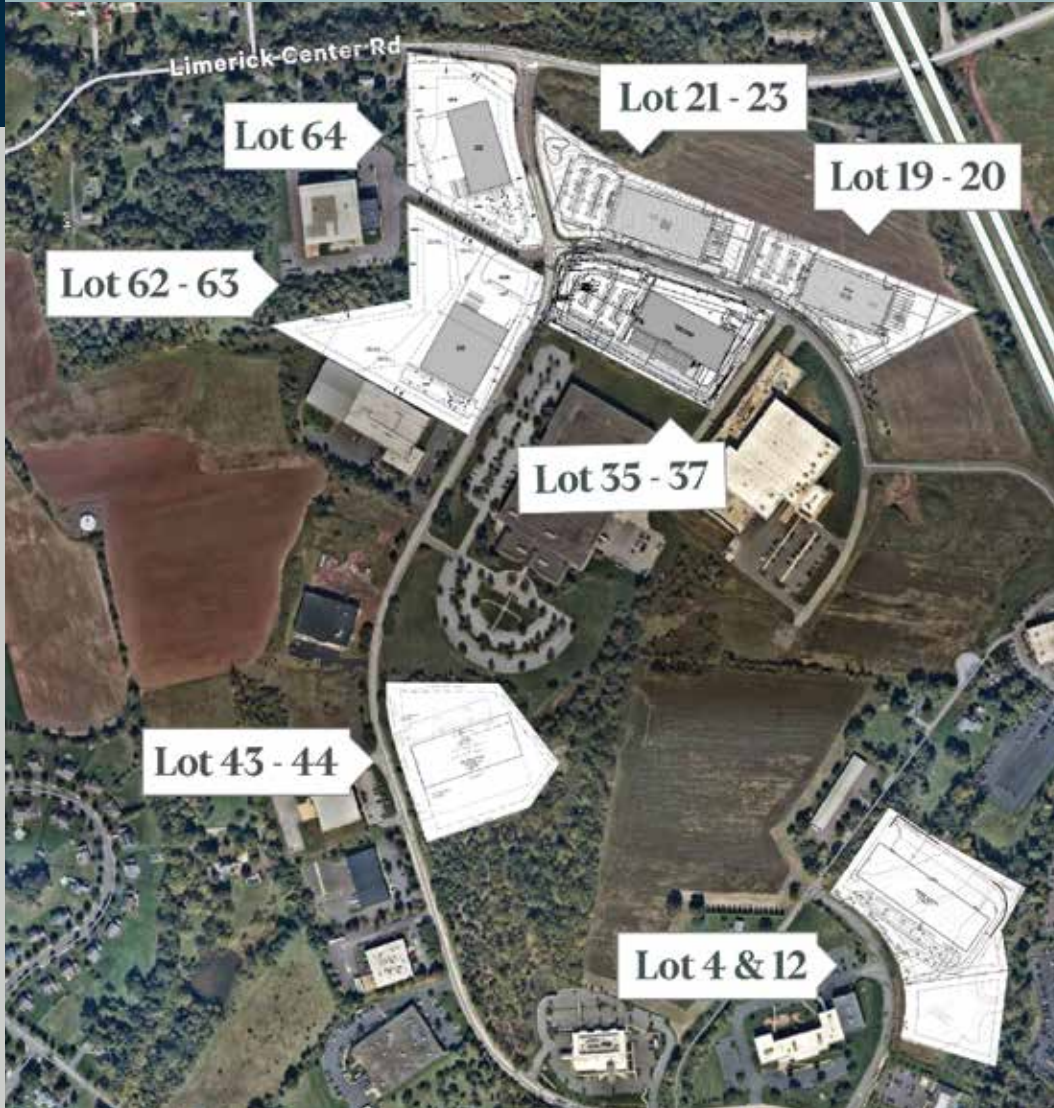
The Limerick Land Portfolio provides a unique opportunity for both users and investor/developers to acquire land in one of Greater Philadelphia's highest quality industrial parks. The available lots in this offering can accommodate buildings ranging from \pm 20,000 SF up to \pm 100,000 SF. For the sites within the Linfield Corporate Center, roads are in place and utilities have been brought to the curbs. All available lots are within close proximity to both amenities and Route 422 Interchanges.

Features

- + Sale, lease, build-to-suit options can accommodate \pm 20,000 SF to \pm 100,000 SF+
 - + Strategic location at Limerick/Linfield Interchange of Route 422+
 - + Public utilities in place
 - + Flexible zoning includes industrial, office, flex, healthcare, educational uses and more+
 - + Business-friendly municipality
- *Please note the enclosed concept plans are not approved and are just concepts for consideration. Final approvals to be obtained by purchases

Site Plan

LINFIELD CORPORATE CENTER SITES



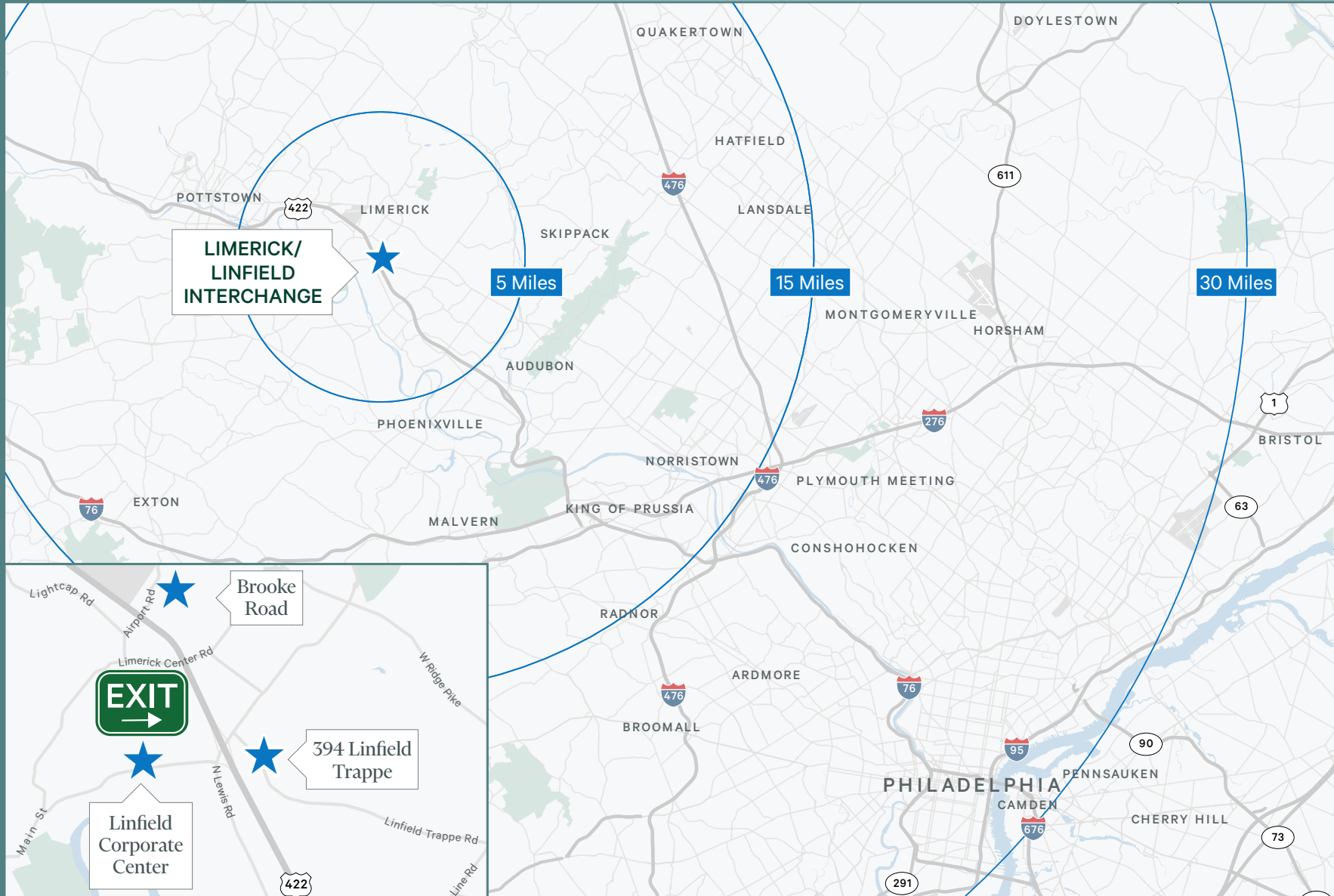
LIMERICK AIRPORT BUSINESS CENTER - 5 ACRES



LINFIELD TRAPPE ROAD - 17 ACRES



Regional Map



394 West Linfield Trappe Rd
Limerick, PA

Lots #4 & 12

Keystone Drive
Limerick, PA

Building Specifications:

Parcel Numbers: 37-00-05126-553
37-00-05126-652

Acreage: 6.65 Acres

Proposed Buildings: One (1) Building of ± 75,000 SF

Parking: 73 Spaces

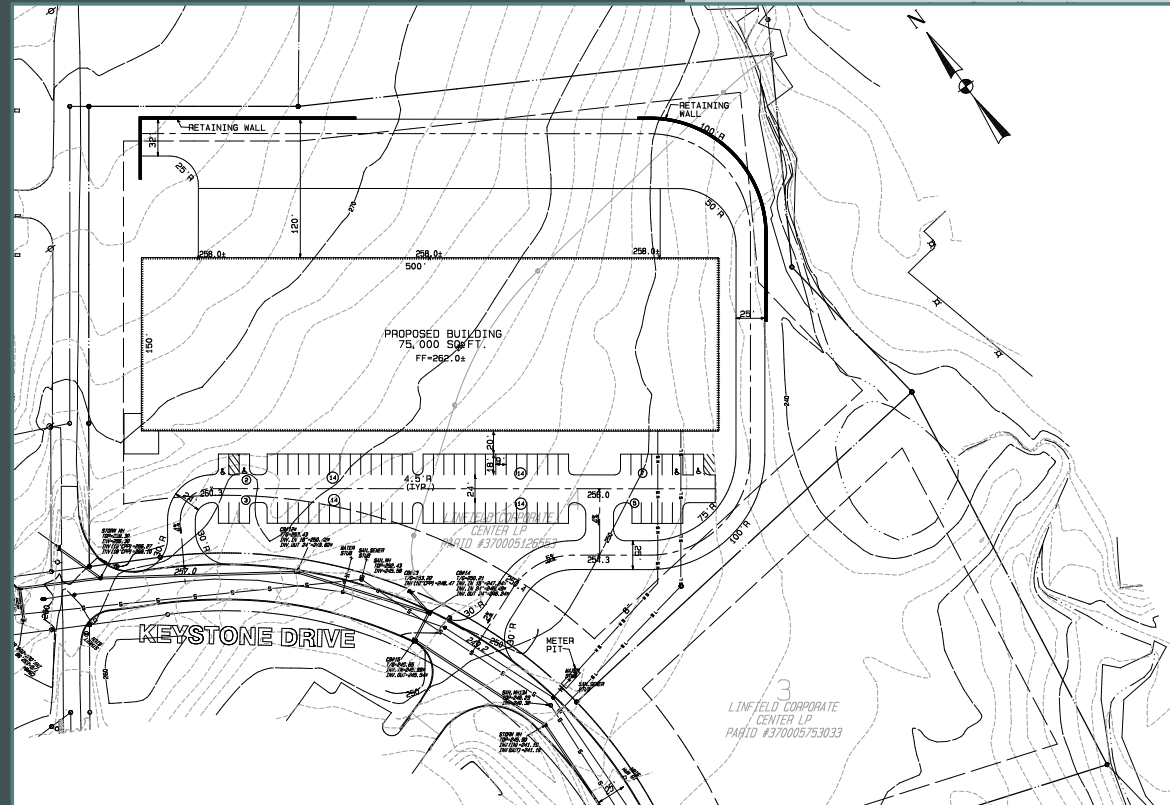
Truck Depth: 120' is planned

Water/ Sewer: Public

Municipality: Limerick Township, Montgomery
County, PA

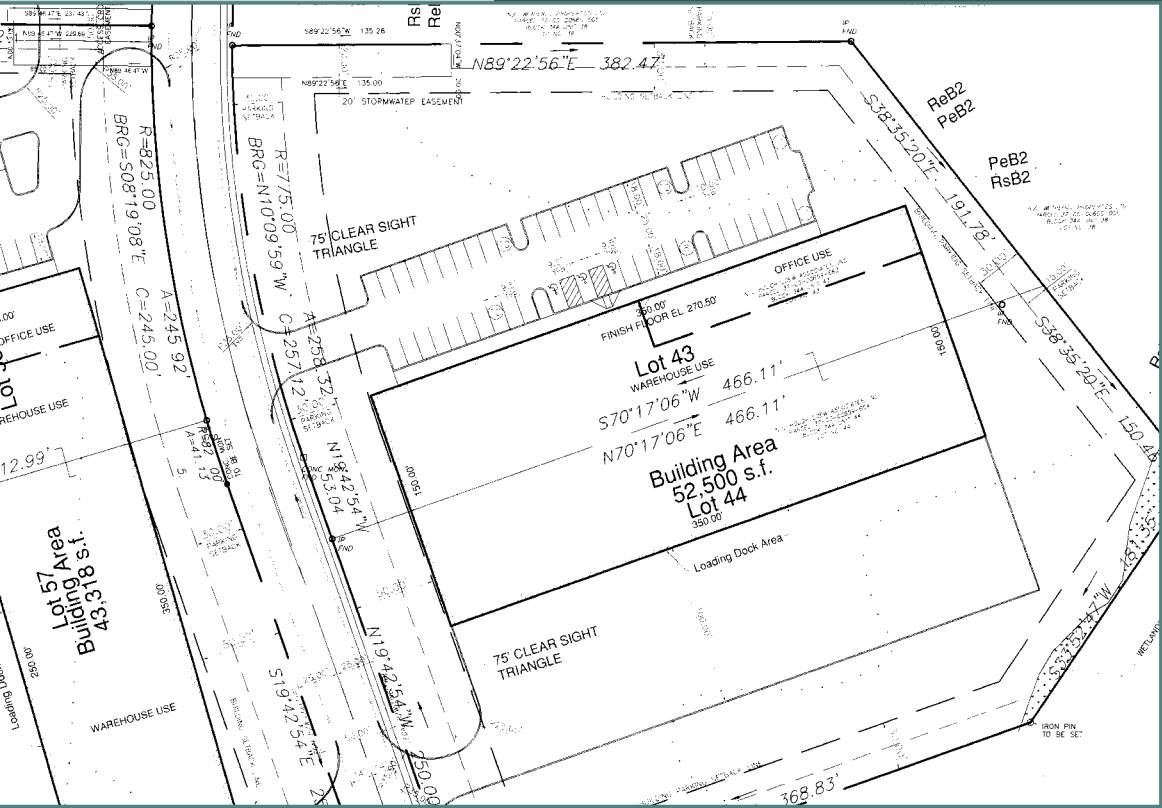
Zoning: O/LI - Office/Limited Industrial District
(<https://ecode360.com/11208474>)

Property Taxes (2022): \$5,675



Lots #43-44

Enterprise Drive
Limerick, PA



Building Specifications:

Parcel Numbers:	37-00-00659-654 37-00-00659-663
Acreage:	5.06 Acres
Proposed Buildings:	One (1) Building of ± 52,500 SF
Parking:	52 Spaces
Truck Depth:	100' is planned
Water/ Sewer:	Public
Municipality:	Limerick Township, Montgomery County, PA
Zoning:	O/LI – Office/Limited Industrial District (https://ecode360.com/11208474)
Property Taxes (2022):	\$5,566.50



Lots #62-63

Enterprise Drive
Limerick, PA

Building Specifications:

Parcel Numbers: 37-00-05753-222
37-00-05753-231

Acreage: 6.53 Acres

Proposed Buildings: One (1) Building of ± 50,000 SF

Parking: 61 Spaces

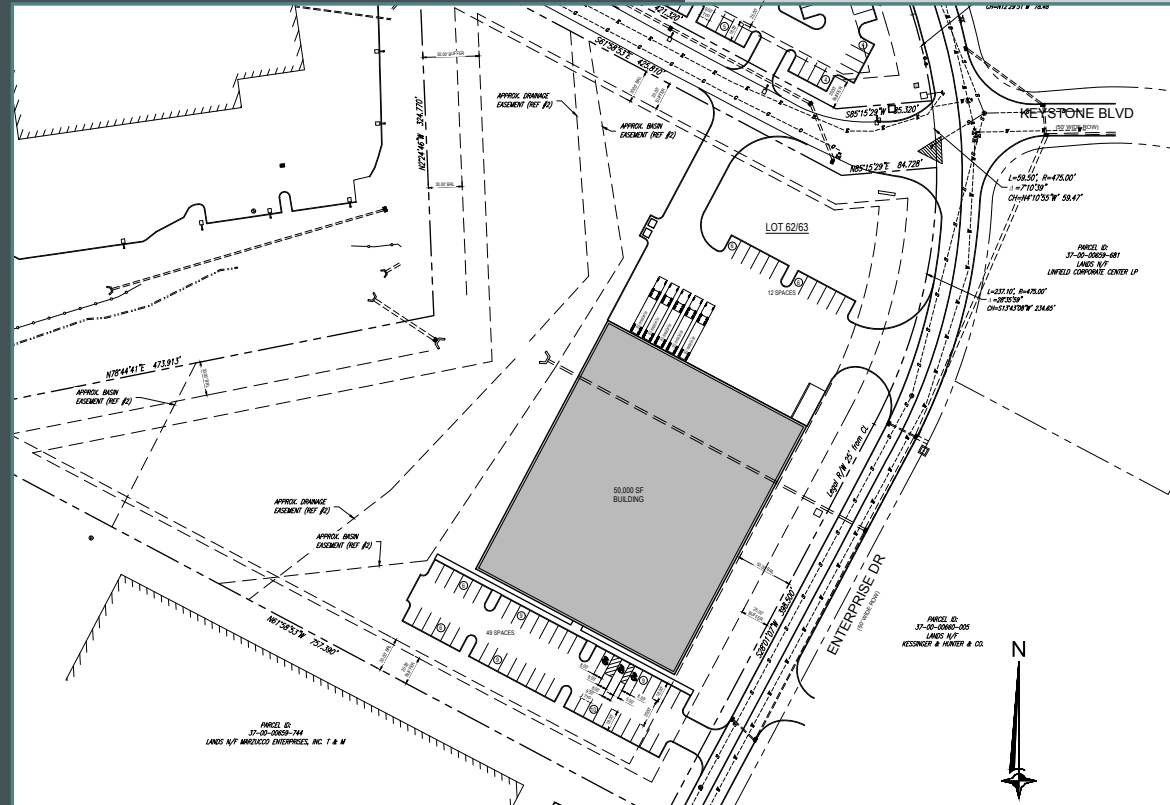
Truck Depth: 100' is planned

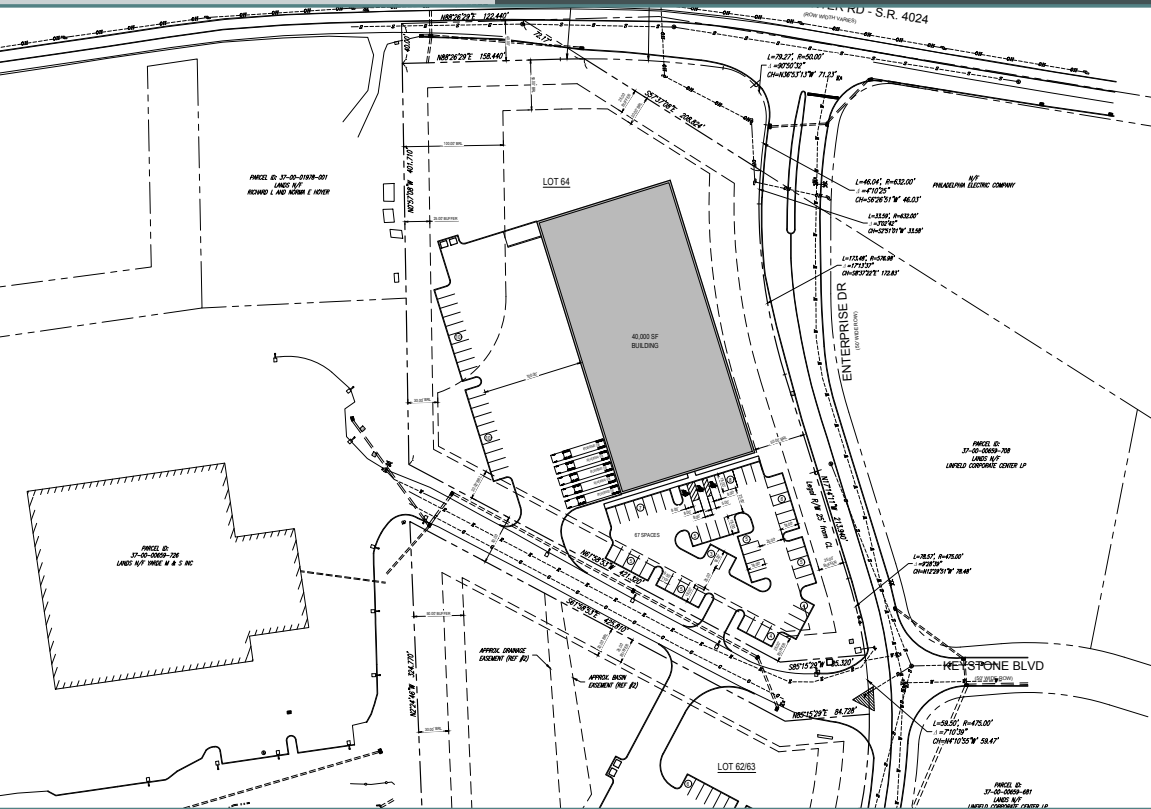
Water/ Sewer: Public

Municipality: Limerick Township, Montgomery
County, PA

Zoning: O/LI - Office/Limited Industrial District
(<https://ecode360.com/11208474>)

Property Taxes (2022): \$6,189.92





Lot #64

Enterprise Drive
Limerick, PA

Building Specifications:

Parcel Number: 37-00-00659-717

Acreage: 4.30 Acres

Proposed Buildings: One (1) Building of ± 40,000 SF

Parking: 67 Spaces

Truck Depth: 100' is planned

Water/ Sewer: Public

Municipality: Limerick Township, Montgomery County, PA

Zoning: O/LI – Office/Limited Industrial District
(<https://ecode360.com/11208474>)

Property Taxes (2022): \$6,963.75



Lot #21-23

Keystone Drive
Limerick, PA

Building Specifications:

Parcel Numbers: 37-00-05753-222
37-00-05753-231
37-00-00659-708

Acreage: 4.37 Acres

Proposed Buildings: One (1) Building of ± 44,950 SF

Parking: 102 Spaces

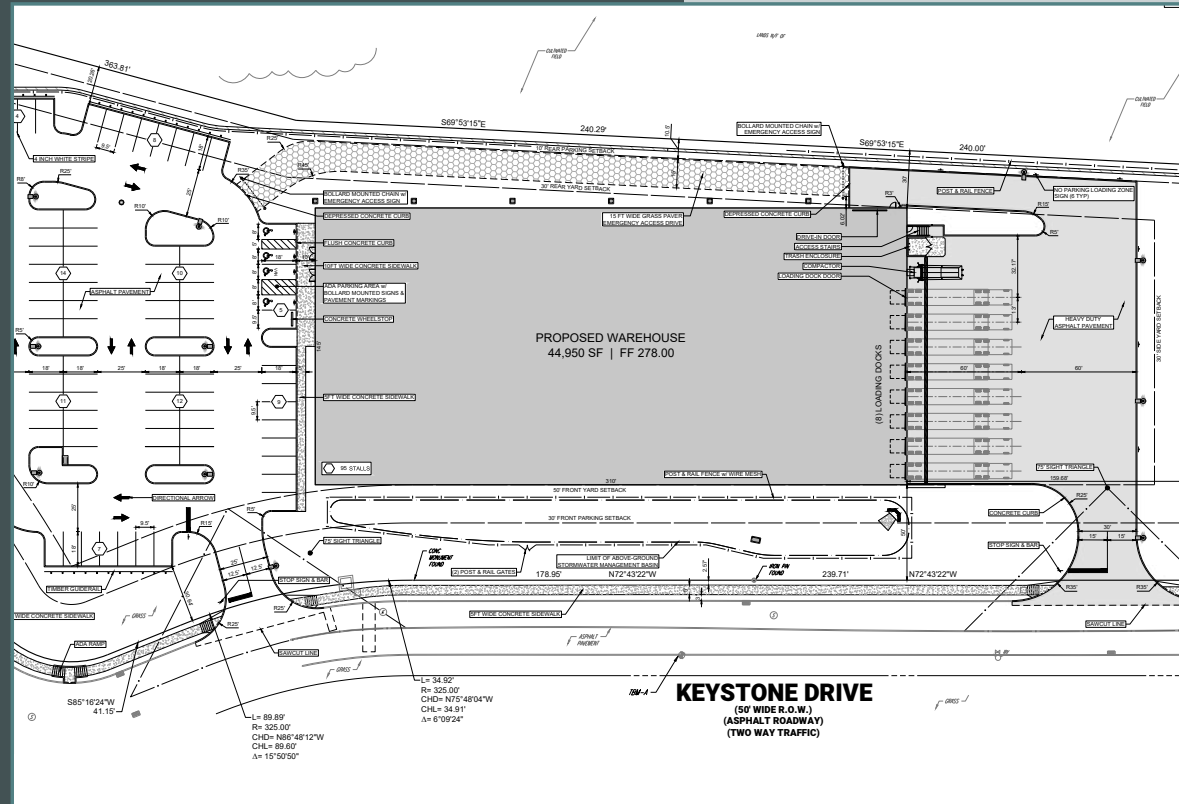
Truck Depth: 120' is planned

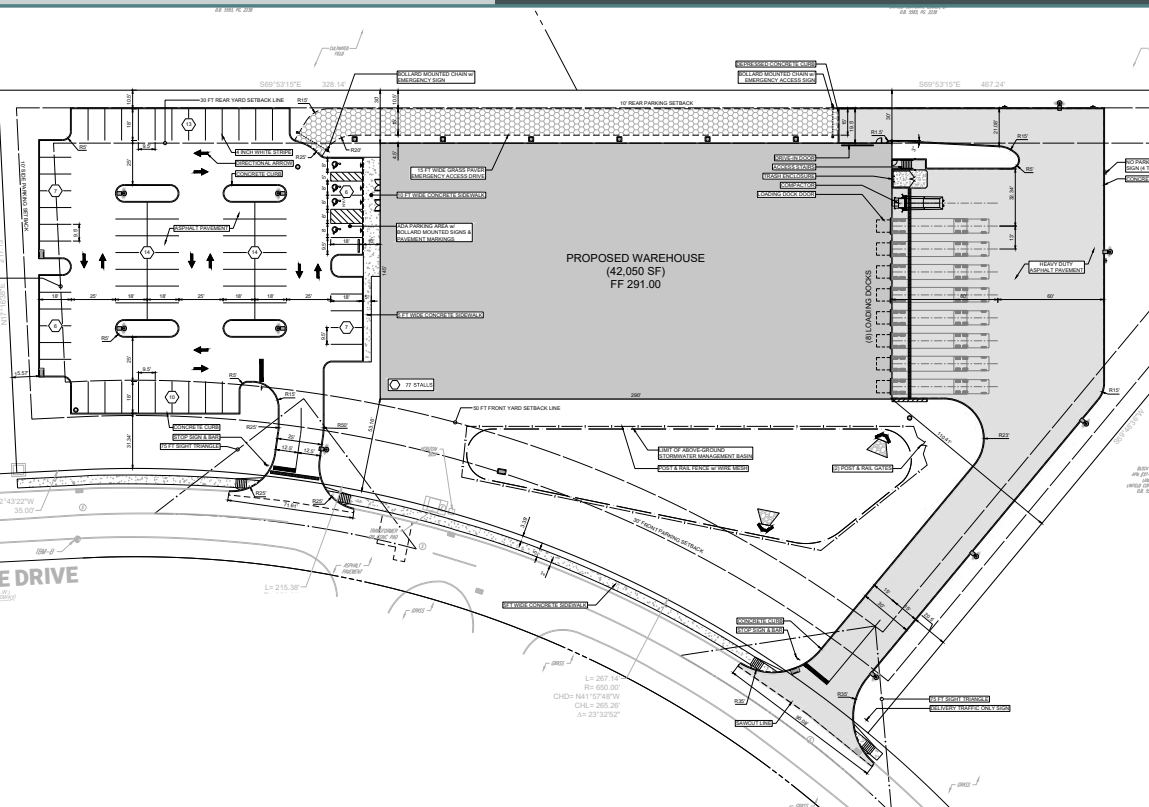
Water/ Sewer: Public

Municipality: Limerick Township, Montgomery
County, PA

Zoning: O/LI – Office/Limited Industrial District
(<https://ecode360.com/11208474>)

Property Taxes (2022): \$4,244.71





Lots #19-20

Keystone Drive
Limerick, PA

Building Specifications:

Parcel Numbers: 37-00-05753-213
37-00-05753-204

Acreage: 4.12 Acres

Proposed Buildings: One (1) Building of ± 42,050 SF

Parking: 77 Spaces

Truck Depth: 120' is planned

Water/ Sewer: Public

Municipality: Limerick Township, Montgomery County, PA

Zoning: O/LI – Office/Limited Industrial District
(<https://ecode360.com/11208474>)

Property Taxes (2022): \$4,414.50



Lots #35-37

Keystone Drive
Limerick, PA

Building Specifications:

Parcel Number: 37-00-05753-311

Acreage: 5.06 Acres

Proposed Buildings: One (1) Building of ± 50,010 SF

Parking: 134 Spaces

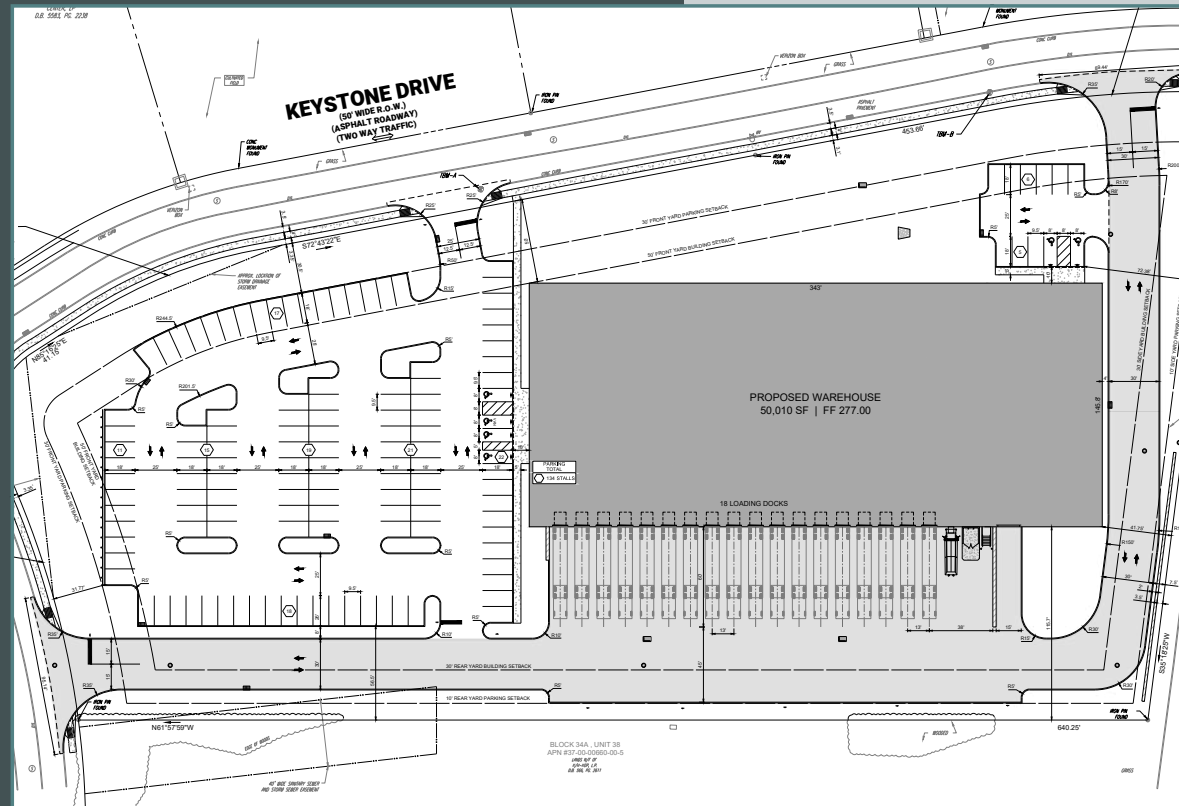
Truck Depth: 60' is planned

Water/ Sewer: Public

Municipality: Limerick Township, Montgomery
County, PA

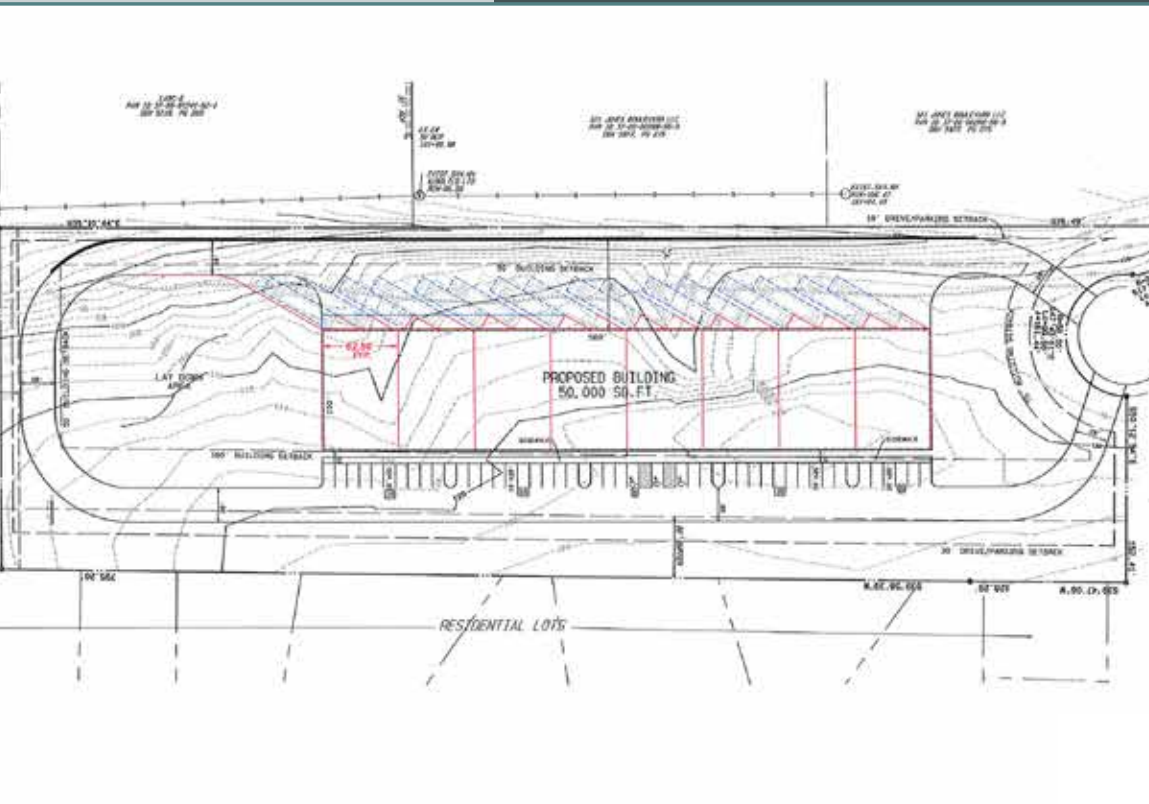
Zoning: O/LI - Office/Limited Industrial District
(<https://ecode360.com/11208474>)

Property Taxes (2022): \$5,010.82



Lot #9

Brooke Road
Limerick, PA



Building Specifications:

Parcel Number:	37-00-00288-845
Acreage:	6.01 Acres
Proposed Buildings:	One (1) Building of ± 50,000 SF
Parking:	44 Spaces
Truck Depth:	100' is planned
Water/ Sewer:	Public
Municipality:	Limerick Township, Montgomery County, PA
Zoning:	O/LI - Office/Limited Industrial District (https://ecode360.com/11208474)
Property Taxes (2022):	\$10,930.56

394

West Linfield
Trappe Road
Limerick, PA

Building Specifications:

Parcel Number: 37-00-02461-004

Acreage: 16.81 Acres
 Lot #1: 8.80 Acres
 Lot #2: 8.01 Acres

Proposed Buildings: Lot #1: One (1) Building of ± 100,000 SF
 Lot #2: Up to a ± 40,000 SF building or excess parking could be accommodated

Parking: Lot #1: +/-132 Employee Parking Spaces
 Lot #2: TBD

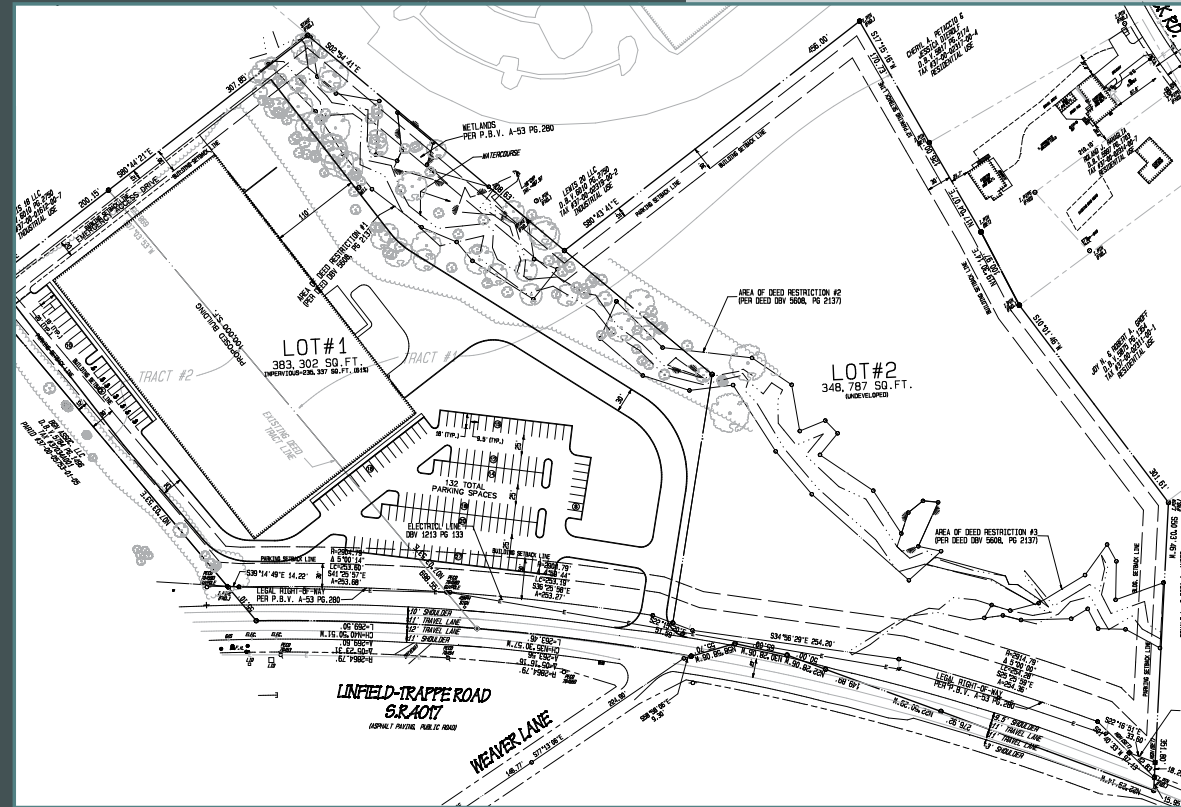
Truck Depth: 110' is planned

Water/ Sewer: Public

Municipality: Limerick Township, Montgomery County, PA

Zoning: O/LI - Office/Limited Industrial District (<https://ecode360.com/11208474>)

Property Taxes (2022): \$3,981.43



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