

Available for Lease

9 South Forrest Avenue Suite #300
West Norriton Twp., PA 19403



6,212 square feet / \$11.00 per sq. ft. / \$5,694.00 per month
plus CAM (\$3.00 psf) & Utilities

One story Commercial / Industrial space with offices (1,596 s/f) & warehouse (4,616 s/f) space
480volt three-phase electric, air-conditioned warehouse area, two drive in doors 25'H x 13' & 9'H x 8'
Fenced in secure property, recently renovated - new LED lighting, paint, flooring and updated bathroom
Zoned LC&I (Limited Commercial & Industrial), allowing many commercial and light industrial uses

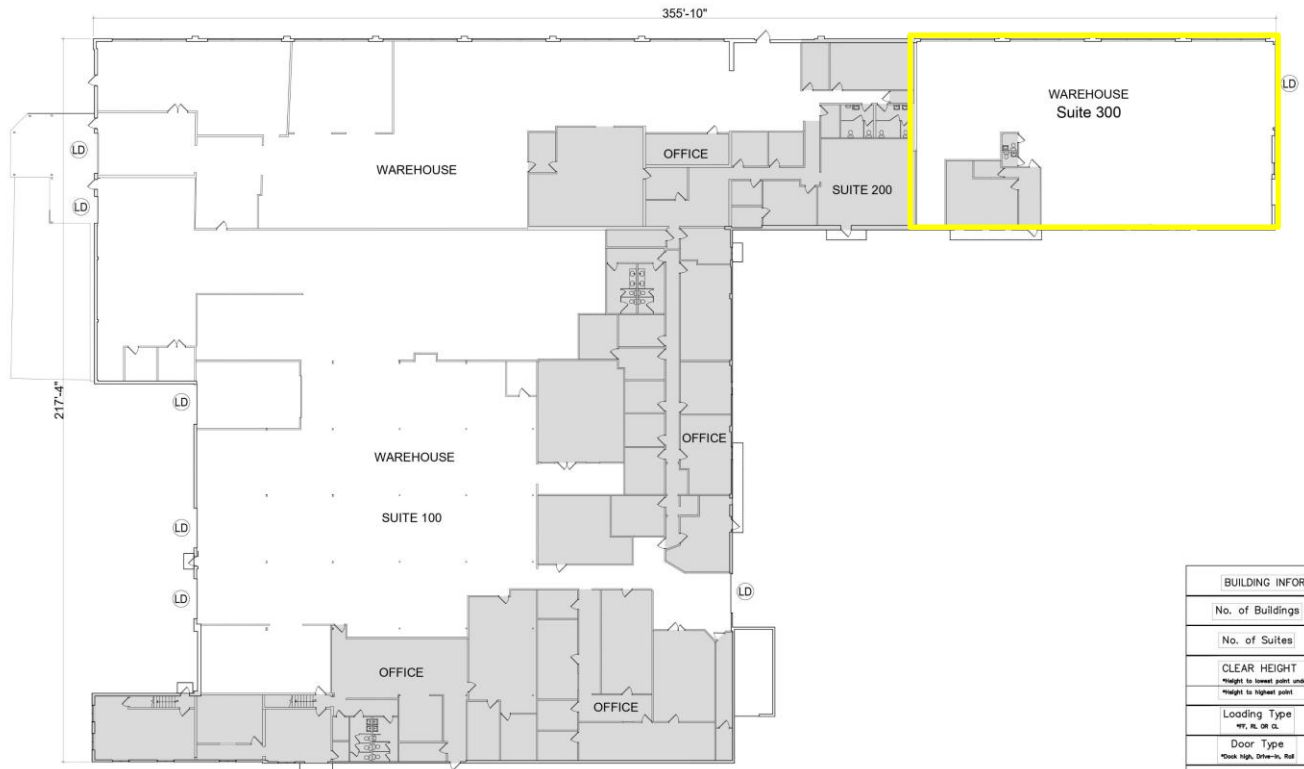
Easy Access from Main Street (Ridge Pike) to Routes 202 and 363.



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BUILDING INFORMATION LEGEND	
No. of Buildings	01
No. of Suites	03
CLEAR HEIGHT	
Height to lowest point underneath	13'-3"
Height to highest point	15'-3"
Loading Type	FF
Door Type	Dock High
Office %	35.2%
Truck Court Depth	68'-6"

ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



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GROUND FLOOR

9 FORREST AVENUE_ NORRISTOWN, PA 19401

	AREA CHART		
	SUITE 100	SUITE 200	SUITE 300
OFFICE	11,536	4,554	1,596
WAREHOUSE	17,021	9,385	4,616
2ND FL.			1,504
GROSS			50,212

N



SCALE

NTS

DATE:	05.24.2022	Drafted By	MN
SHEET:	1 OF 2		

FL-0G

