



INDUSTRIAL BUILDING FOR SALE

8813 PA-405, Montgomery

PROPERTY OVERVIEW

Fish Commercial Group is proud to present this versatile 45,000+ SF industrial facility situated on a 6.5-acre site in Clinton Twp. Montgomery, PA. This property offers clear heights ranging from 14' to 21', dock and drive-in access, public utilities, and 3-phase power. The building includes finished office space, and the entire warehouse is both heated and cooled—a rare feature providing maximum flexibility for a wide range of uses. Positioned in a convenient central Pennsylvania location, this property is ideal for manufacturing, distribution, or storage operations.

Sales Price:	\$2,150,000
Building Size:	45,600 SF
Office Space:	3,500 SF
Lot Size:	6.50 AC
Built:	1970 with Additions
Zoning:	Light Industrial
Ceiling Heights:	14'-21'
Power:	3-Phase; 2800 AMP
Utilities:	Natural Gas; Public Water/Sewer



Warehouse



Docks

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