

AVAILABLE FOR LEASE

241 E Elm Street



16,344 SF TOTAL:
UNIT SIZES FROM 5,500 - 16,344 SF

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**The
Flynn
Company**

Address	241 Elm Street Conshohocken, PA
Aggregate Building Area	+/- 25,667 SF
Infrastructure	New HVAC, Dock Infrastructure & LED Lighting
Loading	2 Loading Docks (building total 5) 1 Drive-In Door (building total 2)
Sewer & Water Service	Public
Sprinkler System	Dry
Electric	277/480v
Zoning	LI - Industrial

Floor Plan



Office

An adaptive reuse of a 1930's vintage manufacturing area, featuring a brand new fit out with exposed beams and vaulted ceilings



1,858 SF of exposed beam office



New ADA Restroom

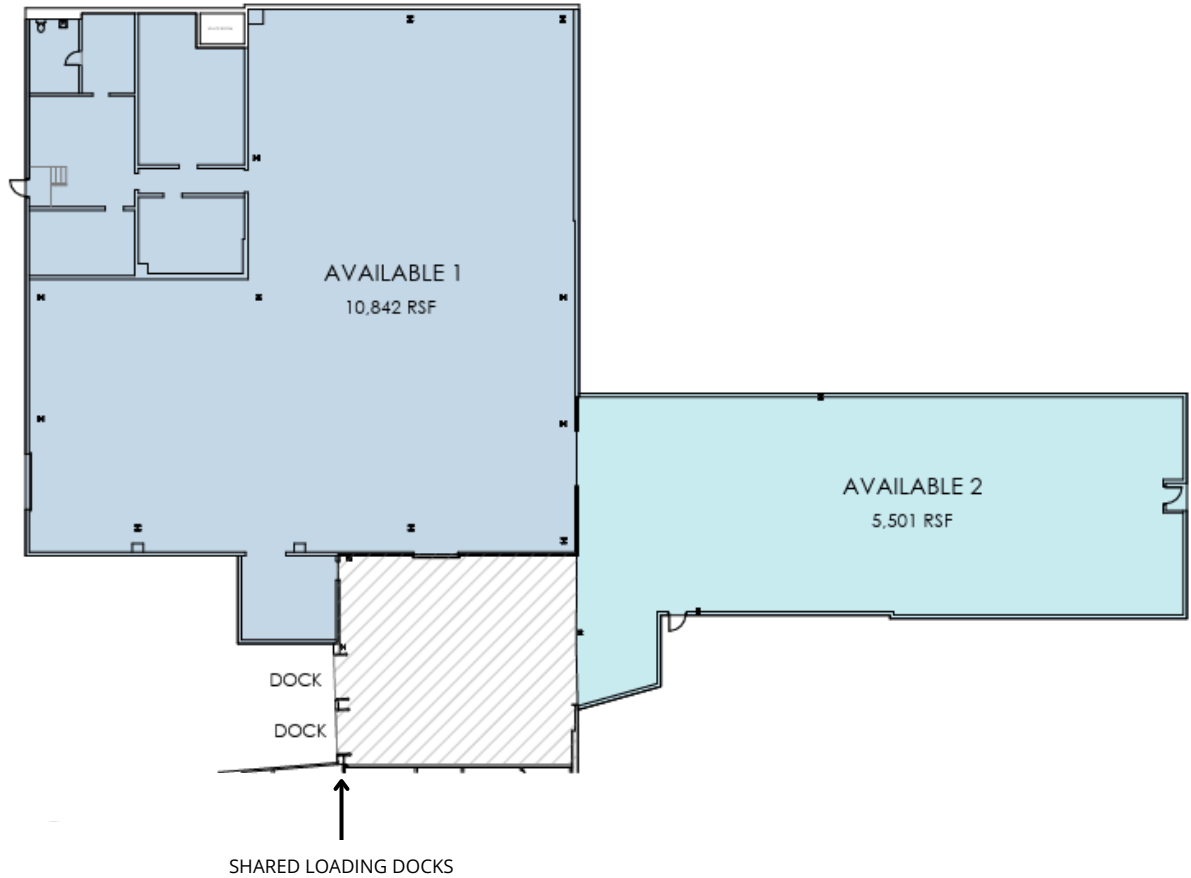


New HVAC

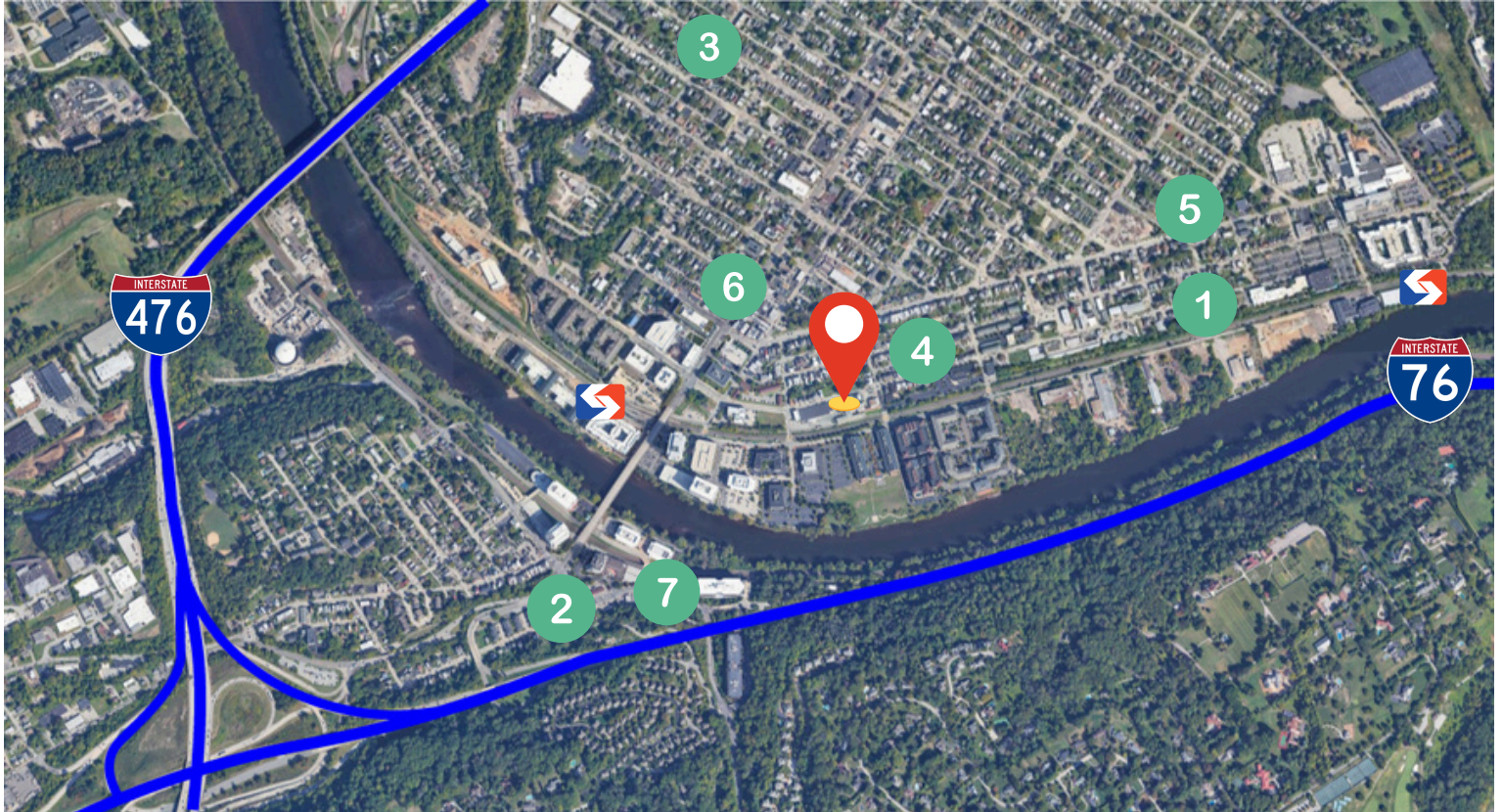


New LED Lighting and Chandelier

Potential Demising Plan



Location



Distance to:

I-76 0.9 miles

I-476 1.2 miles

Norristown Interchange 4.5 miles

Valley Forge Interchange 6.2 miles

U.S. 202 6.4 miles

1



5



2



6



3



7



4

Property Images





Contact Information

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