

2549 INDUSTRY LANE
NORRISTOWN, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

13,000 SF
3.99 Acres

PROPERTY HIGHLIGHTS

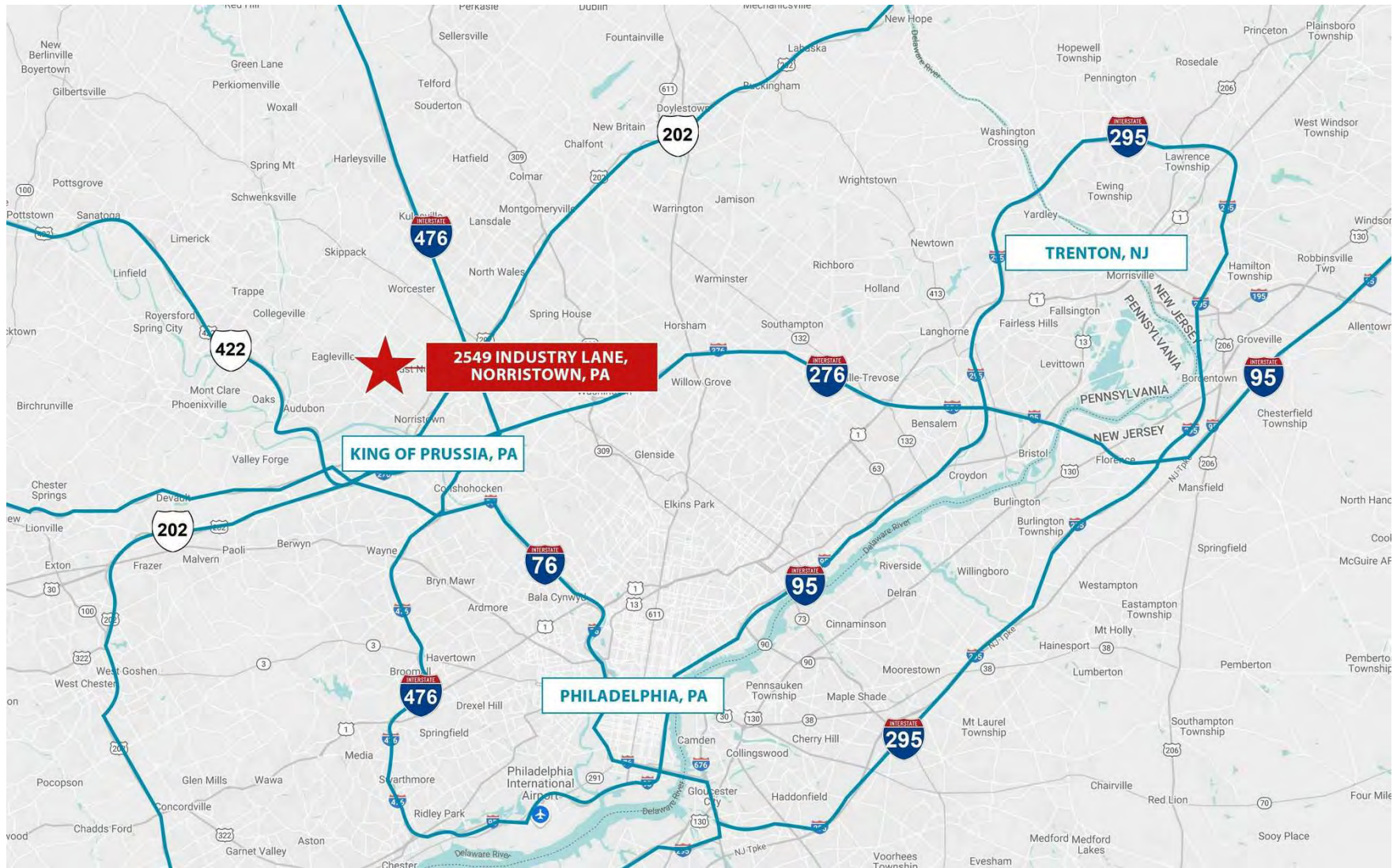
- 13,000 SF on 3.99 Acres
- Public Utilities
- Fully Fenced and Secured
- Zoned I - Industrial District (East Norriton Township)
- **Unit A**
Approximately 7,000 SF
Approximately 2.5 Acres
16' Clear
One (1) Dock Door
Two (2) Drive- Ins
Propane Fired Heating Units
- **Unit B**
Approximately 6,000 SF
Approximately 1.5 Acres
16' Clear
Eight (8) Dock Doors
Propane Fired Heating Units
- This site is located in East Norriton Township in Montgomery County. The site is situated in close proximity to a number of major arteries in southeastern PA, including I-76, I-476, I-276, Rt 422, and Rt 202.



AVAILABLE SPACE



AREA MAP



DEMOGRAPHICS MAP & REPORT

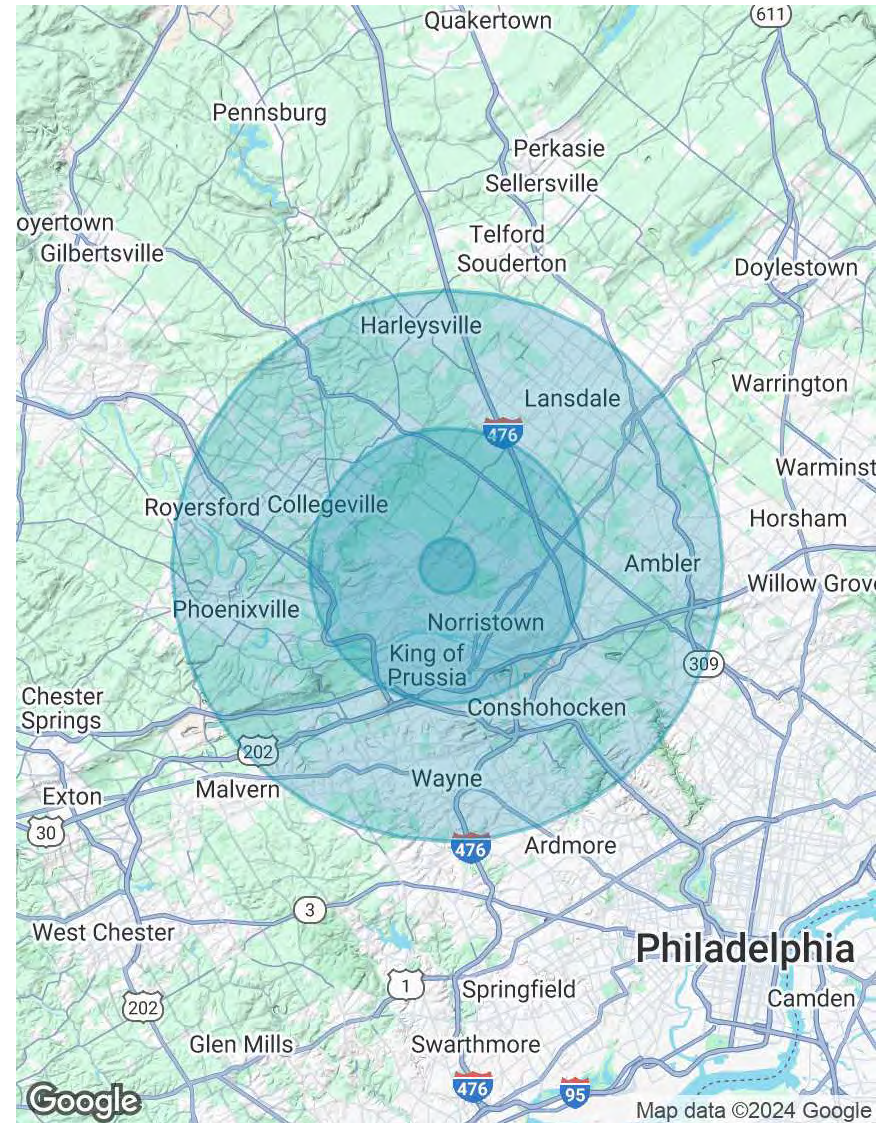
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,606	170,943	625,458
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,554	67,093	239,980
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$153,905	\$139,222	\$165,387
Average House Value	\$421,351	\$418,609	\$553,285

Demographics data derived from AlphaMap



CONTACT



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Matt Corrigan
Senior Vice President
215.448.6018
mcorrigan@binswanger.com



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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