

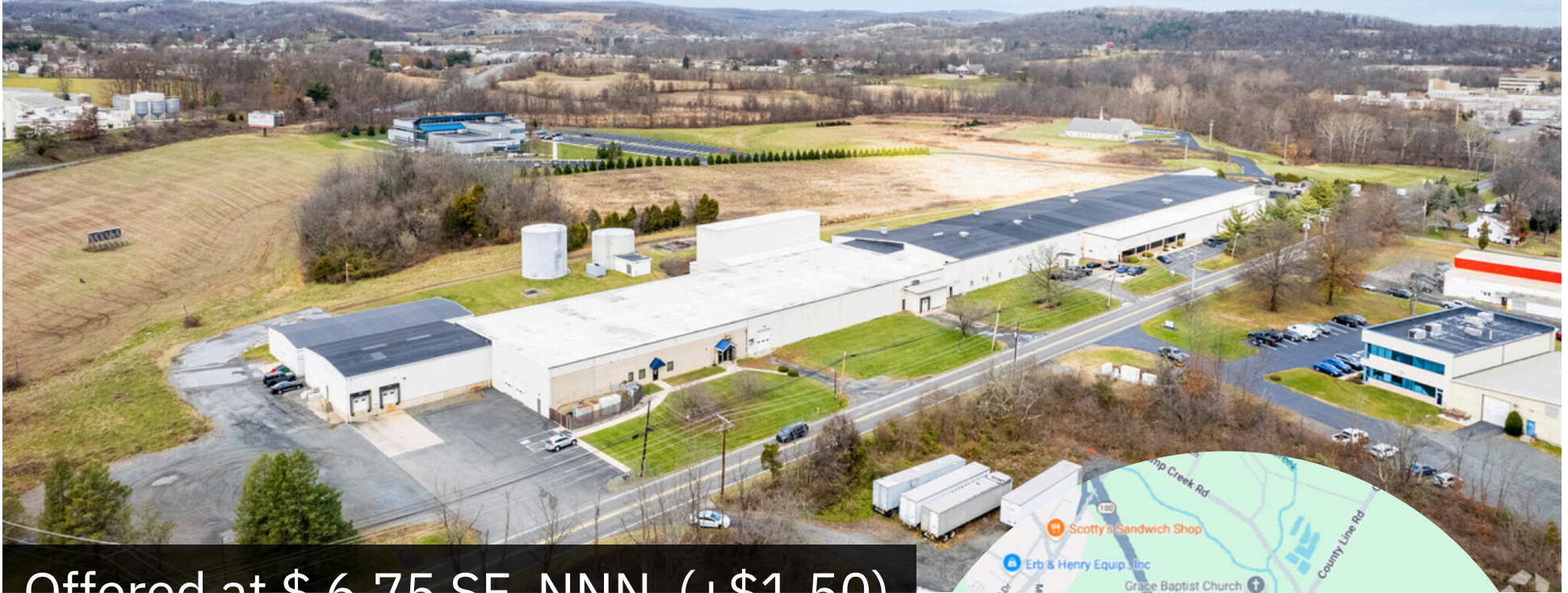
Industrial / Manufacturing

**441 COUNTY LINE RD.,
GILBERTSVILLE**

DIVISIBLE INDUSTRIAL SPACES

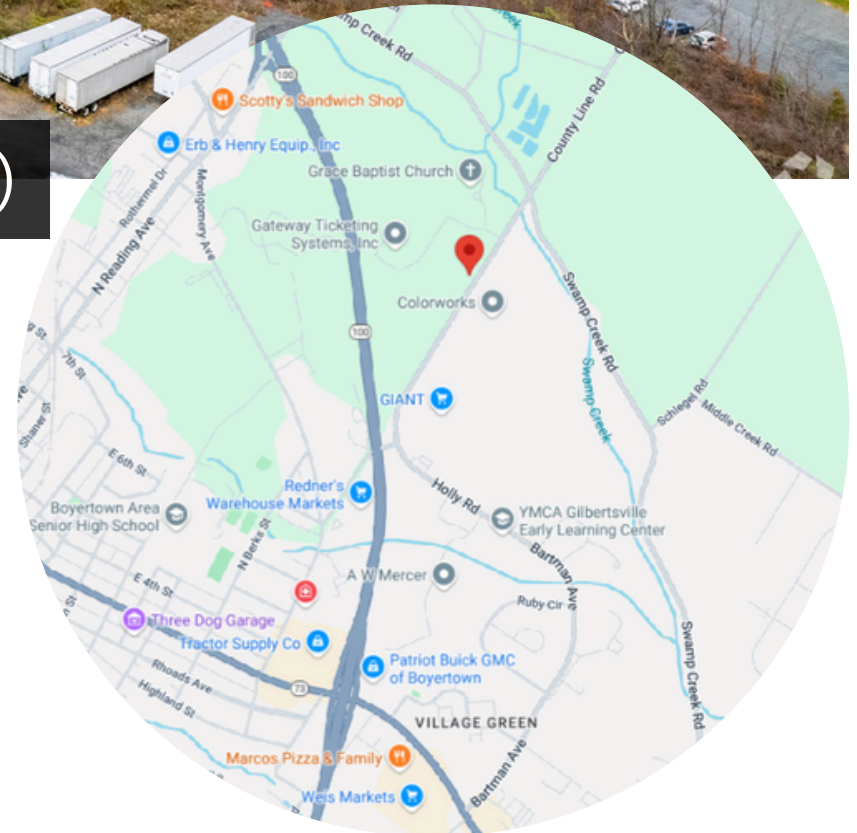
4,650 - 41,750 SF Available

 M Walter Properties



Offered at \$ 6.75 SF NNN (+\$1.50)
4,650 - 41,750 SF (divisible)

***Located immediately next to
Rt.100 and Rt.73, and only
minutes from From Rt.422 and the
King of Prussia area.***



Building Spaces:

Max Contiguous is 41,750 SF.

Bay 4 is divisible from the whole, and is comprised of an 800 SF office space, and 18,700 SF of warehouse. Approximately 4,000 SF of this Bay has a 40' clear ceiling height to accommodate machinery, or stacked equipment.

Bay 5, 6, 7, and 8 and office 5 are also divisible from the whole, and are comprised of a 1,750 SF office space and 21,300 SF of warehouse.

Both divisible sections include bathroom facilities.

All warehouse areas of this building offer a clear height of 16' to 17', however there are gaps in roofing structure which allow for a usage of up to 24'. Column spacing 20' x 24'.

The building is constructed of pre-engineered metal wall panels with vinyl backed insulation.

Floors are predominantly 6" concrete slab over compacted stone base and polyethylene vapor barrier. Floors have been painted and sealed.

Heating Ventilation and Air Conditioning (HVAC)

Both office spaces have combined gas-fired split system units;

Manufacturing/Warehouse areas are heated by 300 HP Orr and Sembower natural gas steam boiler with individual heating units strategically located throughout the plant. Warehouse is not cooled.

Power

Power is supplied by Met-Ed. One 13,500 KVA pad mounted transformer currently supplies a secondary service of 2000 amps (480/277v, 3-phase, 4-wire). Distribution is via extensive overhead buss duct and wall conduit. The building was re-lamped with 250 new halogen lights in May 2003.

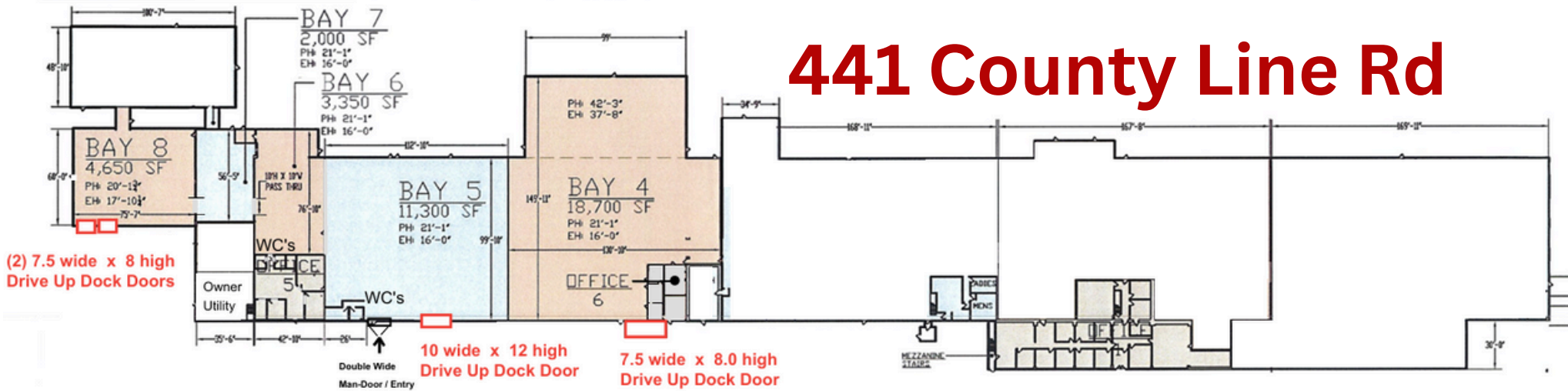
Fire Suppression

The sprinkler system is 100% wet-type system. The sprinkler system is supplied by two above-ground water tanks with a total capacity of 296,000 gallons. The system is regulated by a Joslyn-Clark fire pump system complete with a diesel-powered auxiliary generator/pump system for backup.

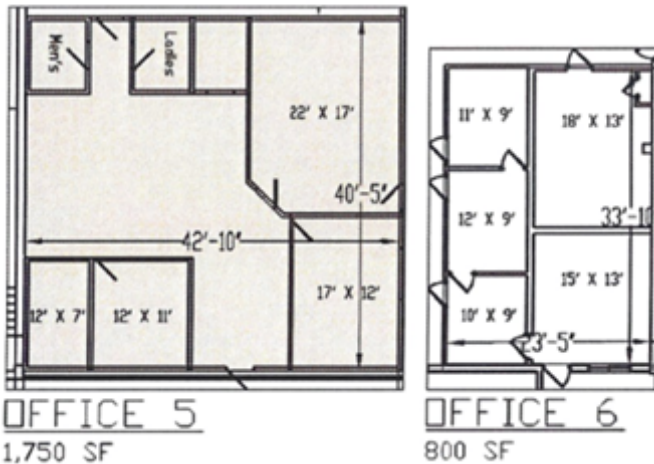
Water Service

Water service is supplied by four on-site deep wells, two are dormant. Roughly 10% of capacity is reserved for potable water. Sewer service is provided by BMMA (Berks Montgomery Municipal Authority).

441 County Line Rd



Office Detail



980 Harvest Drive Suite 200
Blue Bell, PA 19422



Each Office Independently Owned
and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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COMMERCIALSM

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