



108 WEST MONTGOMERY AVENUE
NORTH WALES, PA

AVAILABLE FOR LEASE
FLEX PROPERTY

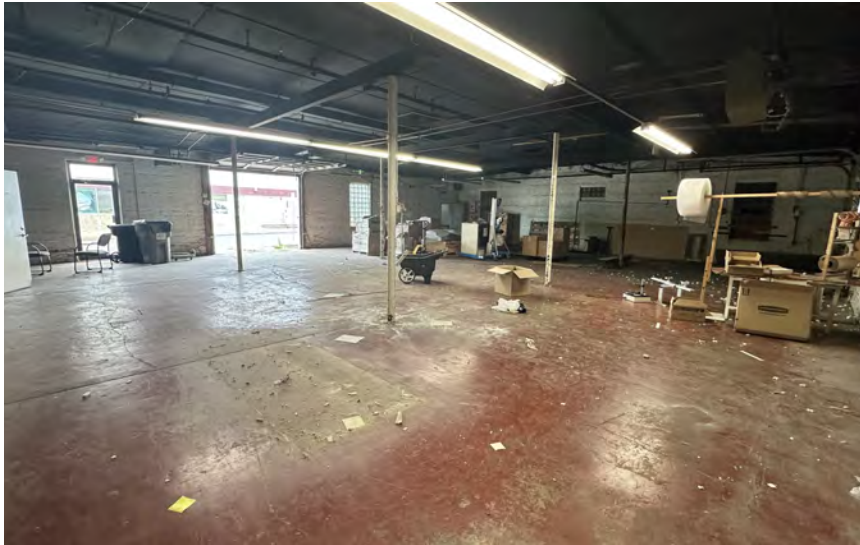
6,500 SF
0.16 Acres

PROPERTY HIGHLIGHTS

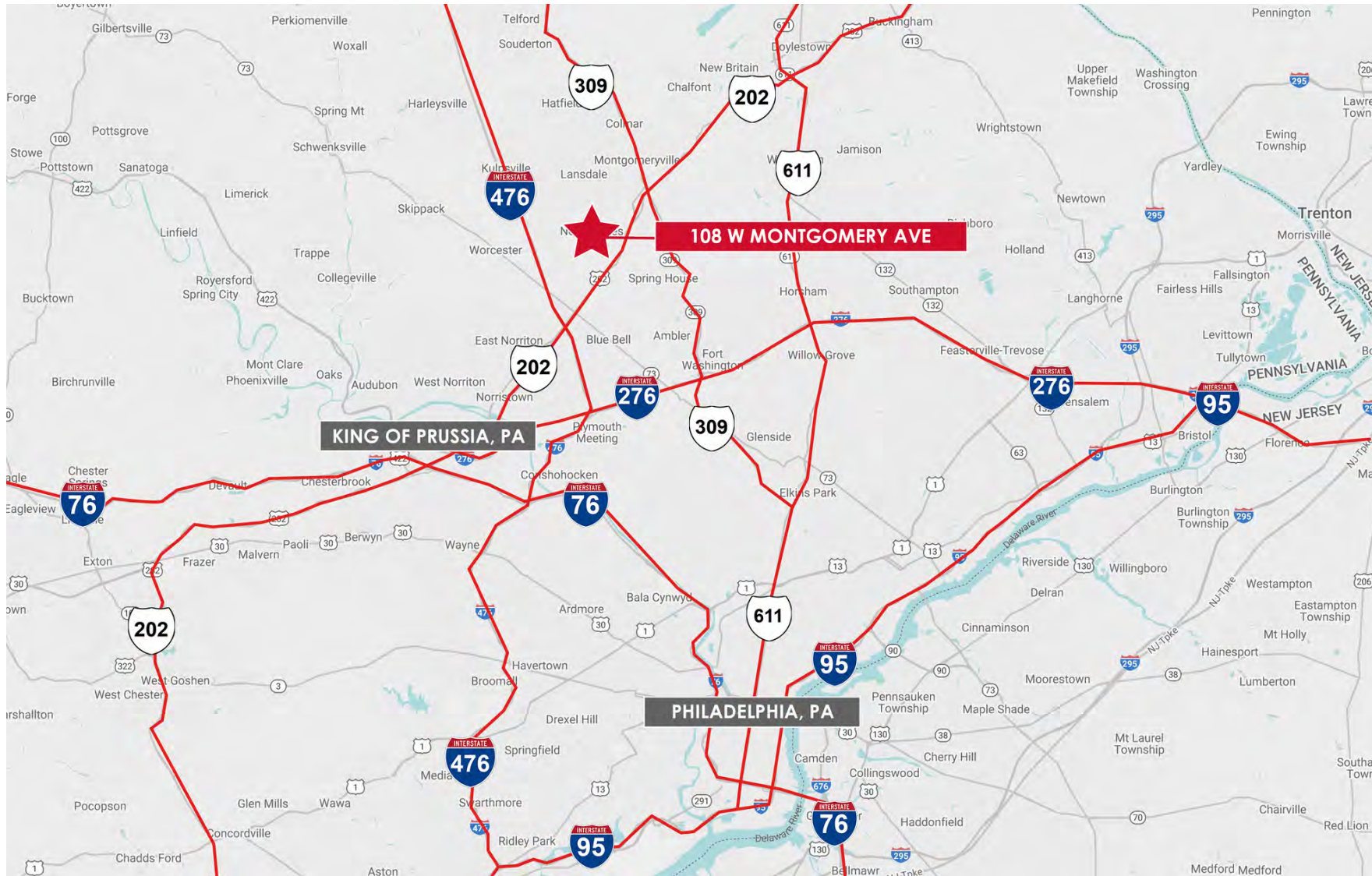
- 6,500 SF Flex Space on 0.16 Acres
- 12'-14' Ceiling Height
- One (1) 9' x 10' Drive-In Door
- One (1) 9' x 10' Dock Door
- 3-Phase Power
- Wet Sprinkler System
- HVAC System
- Two (2) Lavatories
- Zoned OR - Office Residential (North Wales Borough)
- Current use is manufacturing, warehouse and distribution
- This property is situated in the North Wales borough which is in close proximity to Route 202 and Route 309. This routes provide convenient access to major arteries in southeastern PA such as I-76, I-276, and I-476.



ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

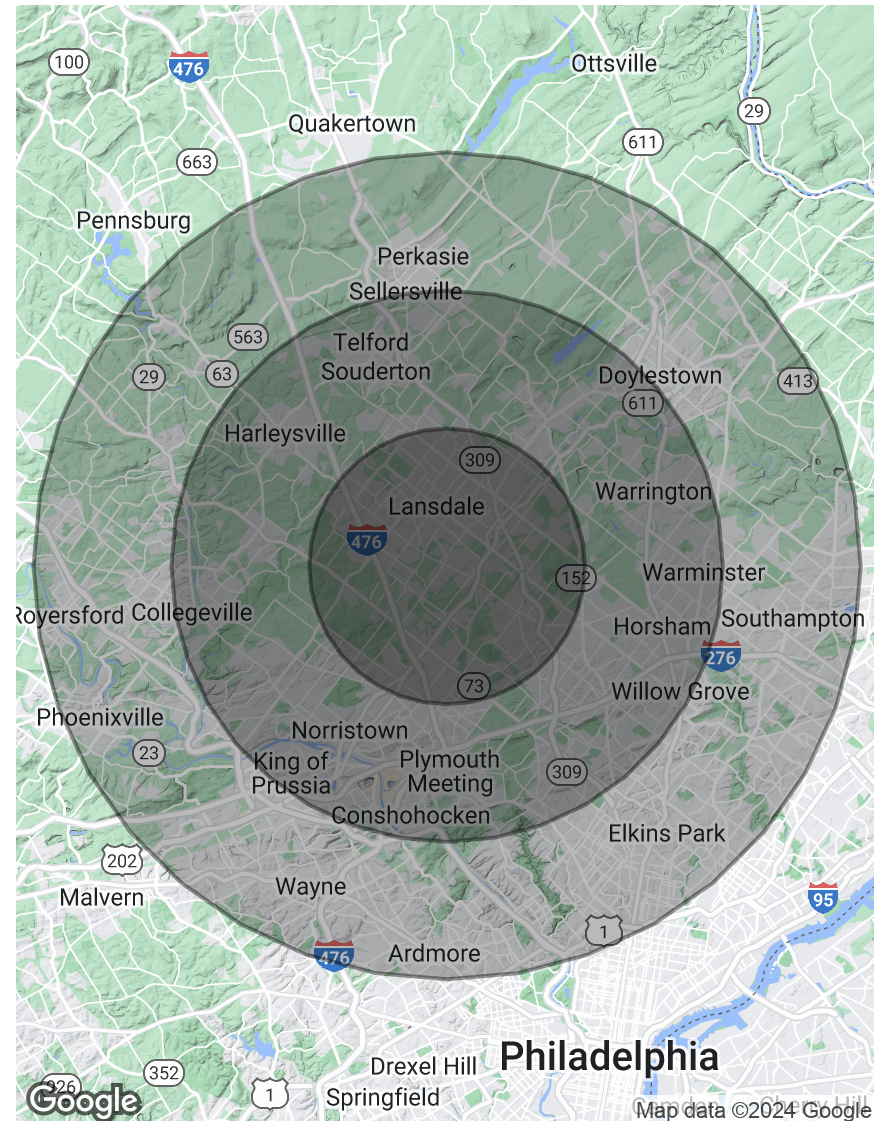
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	161,209	615,308	1,537,335
Average Age	45	43	42
Average Age (Male)	43	41	41
Average Age (Female)	46	44	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	62,320	233,127	594,825
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$161,396	\$151,086	\$142,919
Average House Value	\$516,033	\$481,450	\$473,105

Demographics data derived from AlphaMap



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