

860 WELSH ROAD (ROUTE 63)

Huntingdon Valley, Montgomery County PA 19006



FOR LEASE OR SUBLEASE



FLEX/INDUSTRIAL/OFFICE



45,582+/- SF

PROPERTY DESCRIPTION

AVAILABLE FOR IMMEDIATE OCCUPANCY FOR SHORT OR LONG TERM LEASE OR SUBLEASE.

Former crane-served, manufacturing facility with a two-story office section that has been extensively improved with high-end office space and finished, air-conditioned space. A truly unique facility that offers opportunities for many types of flex/manufacturing/hi-tech/transportation and warehouse/distribution uses.

LOT SIZE: 5± acres

TOTAL SIZE: 45,582± SF

Office Area: 4,648± SF Original Section

(Bay 1): 26,234± SF Addition

(Bay 2): 14,610 ± SF

CONSTRUCTION:

Original facility is masonry.

Bay 2 is a "Stran Steel" pre-engineered insulated metal panel building.

YEAR BUILT:

1955 (Original); 1970 (Addition); Extensively improved in 2020.

CEILING HEIGHTS:

Bay 1: Main bay – 17'6"; Side bay – 11'6"

Bay 2: 22'6"

OFFICE AREA: 31,115± SF total (one-story section Bay 1 can be demolished to create more industrial space).

Two-story section - 4,648± SF (2,324± SF per floor) of air-conditioned office space evenly divided over two floors.

Bay 1 – 22,467± SF. High-end fit out with high ceilings, featuring a mix of private offices and large rooms including a kitchen/cafeteria/employee recreation area. Includes a double oven, 2 microwave ovens, 2 refrigerators/freezers, 2 flat screen tv's, foosball table, ping pong table. Next to this after is a sizable gym featuring cardio machines, free weights and lifting machines.

LIGHTING:

Office Area: Fluorescent and LED fixtures.

Bay 1: Combination mercury vapor fixtures, fluorescent and LED. Most lighting fixtures have automatic on/off controls.

Bay 2: Metal halide, mercury vapor and LED fixtures.

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FOR MORE INFORMATION

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NAI Mertz



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LOADING:

Bay 1: (1) interior tailgate loading bay 16' wide x 90' long

Access by a 12'x14' drive-in door

(1) 12'x14' metal roll-up tailgate door

(1) 12'x14' metal roll-up drive-in door

Bay 2: (1) 12'x14' metal roll-up drive-in door

FIRE PROTECTION: Fully sprinklered (wet system) including in-rack heads in Bay 2.

HVAC:

Office Areas – Fully heated and air-conditioned.

Bay 2 – None (heating units were removed). Natural gas lines in place.

ELECTRICAL: 3-phase, 480/277 volt, 600 amp; service provided by PECO Energy.

CRANES:

Bay 1: One (1) Shephard and Niles, five (5) ton, pendant operated bridge crane. 19' clear under hook services entire length of the bay.

Bay 2: (1) Shephard and Niles, (5) ton, pendant operated bridge crane. 19' clear under hook services entire length of the bay.

Cranes currently not in use.

GAS SERVICE: 2" natural gas line; service provided by PECO Energy,

WATER & SEWER: Public

PARKING: 101 lined space, expandable

RESTROOMS:

Executive Office Area (located on 1st floor of 2-story section): Two with (1) facility consisting of (1) toilet, (1) lavatory, (1) stall shower.

Men's: (3) sinks, (2) urinals, (2) toilets.

Women's: (4) sinks, (5) toilets.

ZONING: B-IND – Business Industrial District

TAXES:

School: \$21,381.00

Township/County: \$7,277.00

Total: 28,658.00

TAX PARCEL #: 410009877009

TAX MAP #: 41-022-022

ADDITIONAL FEATURES: Much of current occupant's personal property that remains in building is available. This (partial list) includes: warehouse racking with in-rack heads, office furniture, kitchen appliances, TV's, games, etc.

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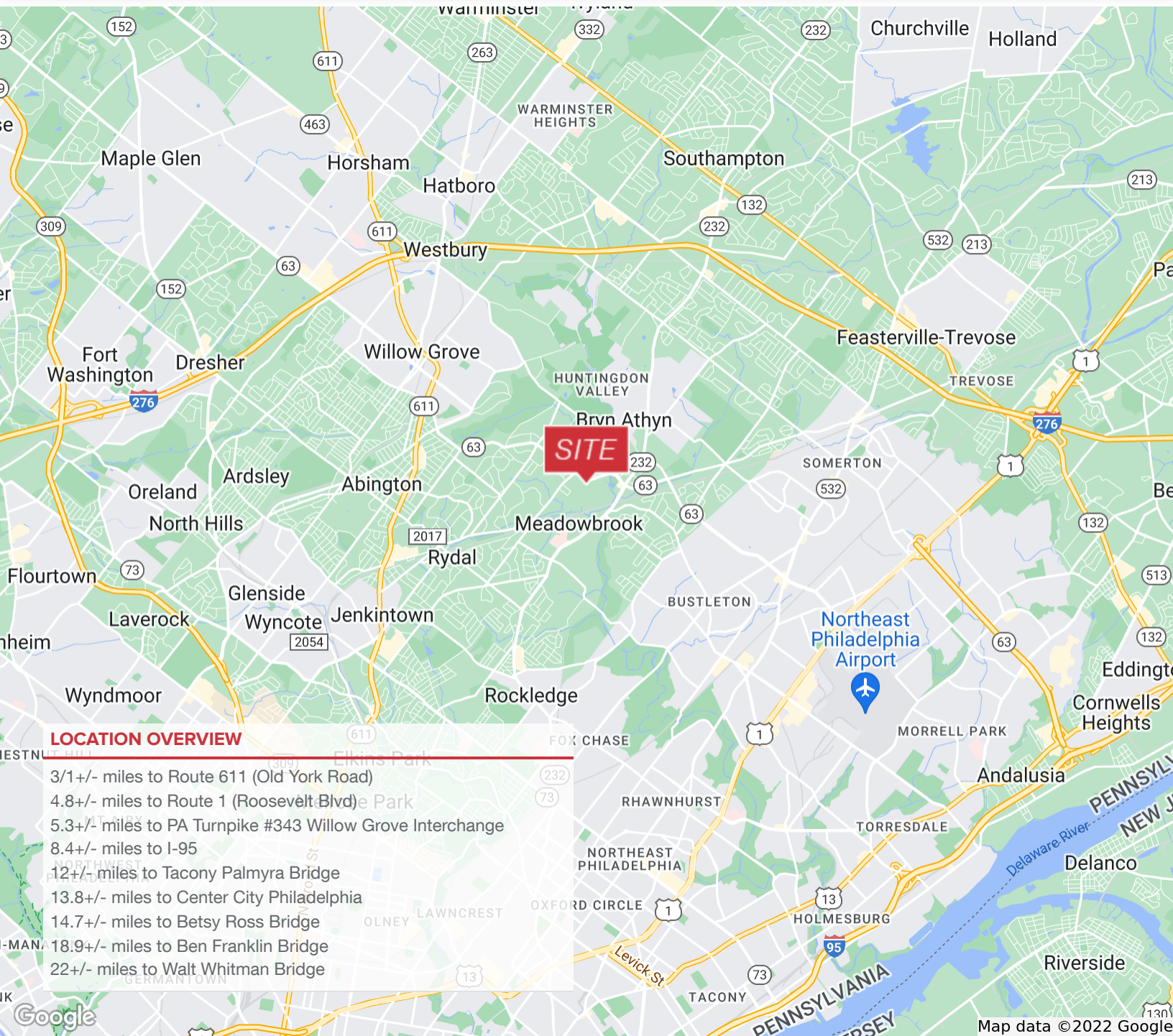
FOR LEASE OR SUBLEASE



FLEX/INDUSTRIAL/OFFICE



45,582+/- SF



LOCATION OVERVIEW

- 3/1+/- miles to Route 611 (Old York Road)
- 4.8+/- miles to Route 1 (Roosevelt Blvd)
- 5.3+/- miles to PA Turnpike #343 Willow Grove Interchange
- 8.4+/- miles to I-95
- 12+/- miles to Tacony Palmyra Bridge
- 13.8+/- miles to Center City Philadelphia
- 14.7+/- miles to Betsy Ross Bridge
- 18.9+/- miles to Ben Franklin Bridge
- 22+/- miles to Walt Whitman Bridge

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