



220 COMMERCE DRIVE
MONTGOMERYVILLE INDUSTRIAL CENTER
MONTGOMERYVILLE, PA 18936
Tax Parcel #: 46-00-00544-013

- LOT SIZE:** Approx. 4.32 acres
- DESCRIPTION:** Modern one-story, air-conditioned warehouse/manufacturing facility.
- SIZE OF BUILDING:** Approx. 65,219 sq. ft.
Office: Approx. 4,818 sq. ft.
Warehouse: Approx. 60,401 sq. ft.
- PARKING:** Approx. fifty (50) automobiles; expandable.
- AGE OF BUILDING:** Built 1979.
- CONSTRUCTION:** **Frame:** Steel and load-bearing masonry.
Walls: *Front Elevation:* Brick over concrete block. *Side and Rear Elevations:* Painted concrete block.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: C-EPDM 45 mil Total System over rigid insulation and corrugated metal. Installed 2008.
- CEILING HEIGHT:** 19'4" sloping to 18'7" clear under bar joist.
- LOADING:** **Tailgate:** Four (4) doors - Two (2) 8' x 10' electrically operated non-insulated steel roll-up doors with in-floor load levelers, dock bumpers and dock seals. One (1) door having dock light. One (1) 10' x 10' and one (1) 10' x 12' electrically operated non-insulated steel roll-up doors with dock lights, dock bumpers and dock seals. One (1) door having edge-of-dock leveler.
Drive-In: One (1) 14' x 16' electrically operated steel roll-up door.
- COLUMN SPACING:** 40' x 25'



- SPRINKLER SYSTEM:** 100% Class IV wet system supplied by an 8" main with backflow preventor providing 1,338 gallons per minute per sq. ft. of floor area over a maximum area of 2,000 sq. ft. System is monitored by Oliver Fire Protection.
- HVAC:** Heated and cooled via a combination of pad mounted natural gas fired Trane units and Fujitsu split systems with supplemental radiant natural gas fired units.
- LIGHTING:** **Warehouse:** LED.
Office: Twin-tube fluorescent fixtures.
Exterior: Wall-mounted fixtures.
- ELECTRICAL:** 1200 amp 480/277 volt 3 phase 4 wire; service provided by PECO.
- OFFICE:** Approx. 4,818 sq. ft. divided into six (6) private offices, an open bullpen area and kitchen with base cabinets and sink. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, carpeting and painted drywall.
- TOILET FACILITIES:** **Office:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies room with two (2) water closets and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, ceramic tile flooring, ceramic tile walls.
Warehouse: One (1) men's room with two (2) water closets, one (1) urinal, two (2) lavatories and one (1) deep sink. One (1) ladies' room with three (3) water closets and two (2) lavatories. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, ceramic tile flooring and ceramic tile walls.
- WATER:** 1-1/2" line; service supplied by North Wales Water Authority.
- SEWER:** 8" main; service provided by Bucks County Water & Sewer Authority.
- GAS:** High pressure; service supplied by PECO Energy.
- ASSESSMENT:** \$1,417,280 (2024)
- TAXES:** \$53,508.70 (\$0.82/SF)
- ZONING:** LI Limited Industrial
- LOCATION:** The Montgomeryville Industrial Center is located just off Route 309, providing immediate access to the Fort Washington (Exit 339) and Willow Grove (Exit 343) Interchanges of the Pennsylvania Turnpike (I-276), Route 63 (Welsh Road), Route 463 (Horsham Road), Route 611 (Easton Road) and Route 202.
- AIRPORT:** Philadelphia International Airport is fifty (50) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA bus routes originating from Chestnut Hill and Norristown, provide daily scheduled service to the Montgomeryville Shopping Mall located just minutes from the property. Also within minutes of the Gwynedd Valley and North Wales train stations of the SEPTA Commuter Rail Line.



