

For Sale

41 S. Limerick Road Royersford, PA

±14 Acres Prime Development Opportunity

Linfield Corporate Center

Wawa

Rt. 422 Interchange

W. Linfield-Trappe Road

Pottstown Expressway

422

±14 acres

S. Limerick Road

Colliers

Accelerating success.

Site Plan

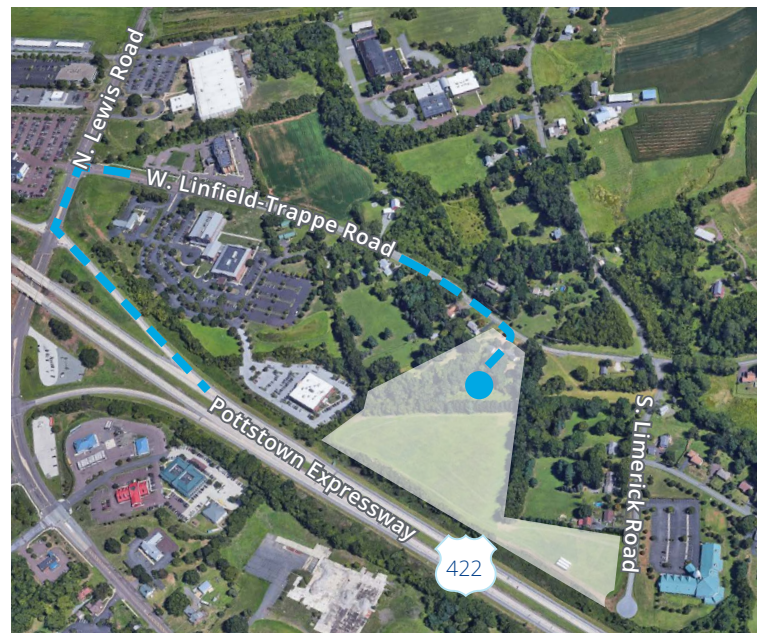


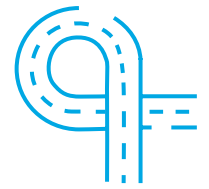
Press Play
Aerial Video



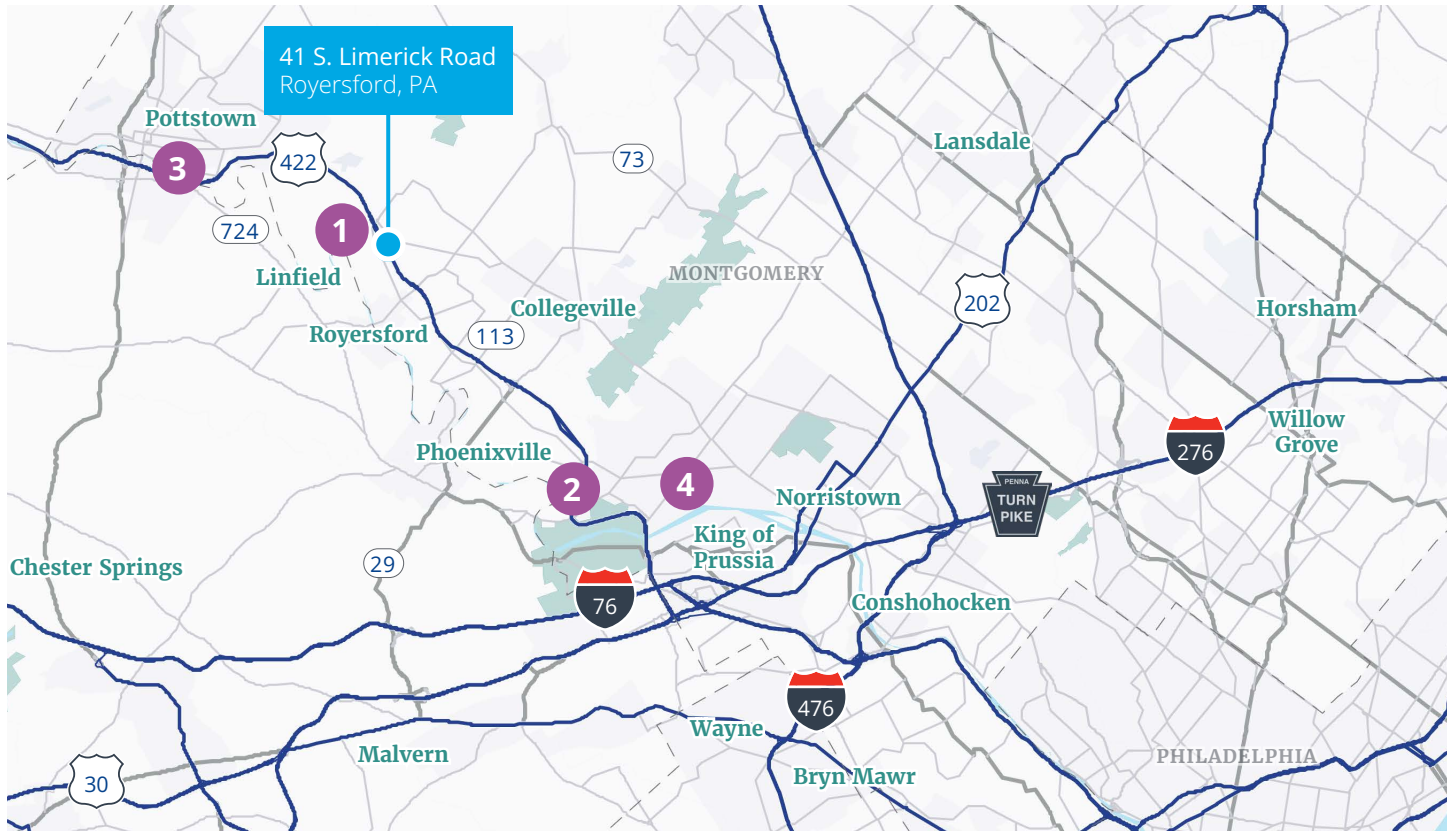
Land Overview

- ±14 acres of land ideal for flex industrial, IOS, and self-storage
- Zoned OLI (Office Light Industrial), allowing for a variety of office and industrial uses
- 1,400' frontage along Rt. 422 Expressway
- Immediate access from Rt. 422 Limerick Linfield Interchange
- Direct access to W Linfield-Trappe Road and S. Linfield Road





Highway Access



Nestled directly off Pottstown Highway and the Route 422 Limerick Linfield Interchange, this prime site offers immediate entry to the Pennsylvania Turnpike (I-276), I-76, Routes 113, 724, 73, and 29.

Nearby Industrial Tenants

Within one mile from



Local Industrial Parks

- 1 Linfield Corporate Center
- 2 422 Business Center
- 3 Pottstown Industrial Complex
- 4 Valley Forge Business Center

Drive Times

Route 422	2 minutes
Interstate 276	22 minutes
Heritage Field Airport	8 minutes
King of Prussia, PA	15 minutes



[View Online Listing](#)

41 S. Limerick Road, Royersford, PA

George Wrigley

Vice President
+1 215 928 7573
george.wrigley@colliers.com

Larry Bergen

Senior Managing Director
+1 215 928 7528
larry.bergen@colliers.com

2005 Market Street, Suite 4010
Philadelphia, PA 19103
www.colliers.com/philadelphia

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