



Commercial Real Estate, LLC

INDUSTRIAL LAND FOR SALE

King of Prussia, PA 19046

Location: The land is situated on Hansen Access Road at S. Henderson Road in Upper Merion Township, Montgomery County, PA

Description: Two (2) adjacent industrial parcels totaling +/- 1 acre.

- Lot 2 (Tax Parcel 58-00-09224-00-6) consisting of .5 acres.
- Lot 3 (Tax Parcel 58-00-10132-00-7) consisting of .4614 acres.

Sale Price:

- Lot 2 (Tax Parcel 58-00-09224-00-6) - \$750,379.00
- Lot 3 (Tax Parcel 58-00-10132-00-7) - \$692,175.00

Combined Total - \$1,442,554.00

Zoning: Light Industrial (LI) - Upper Merion Township, Montgomery County, PA.

Utilities:

- Public Water – Aqua
- Public Sewer – Upper Merion Township
- Electric – PECO
- Natural Gas – PECO

Real Estate Taxes:

- Lot 2 (Tax Parcel 58-00-09224-00-6) - \$3,898.00
- Lot 3 (Tax Parcel 58-00-10132-00-7) - \$619.00

Miscellaneous:

- Convenient location with easy access to Route 202, I-76 (Schuylkill Expressway), I-476 (Blue Route) and I-276 (PA Turnpike).
- Use the land to construct a building or utilize one or both sites for outdoor storage (subject to township approval).

Neither Owner or Agent nor any of the respective officers, agents or principals has made or will make any representations or warranties, expressed, or implied as to the accuracy or completeness of the information provided herein and no legal commitment or obligation shall arise by reason of its content. Analysis and verification of the information contained in the assessment of this property is solely the responsibility of the prospective purchaser.

For information or to arrange an inspection, please contact Gene McHale at 610.828.1633 or via email at gmchale@beaconconcre.com.

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