



140 Commerce Drive

Montgomeryville, Montgomery County, PA 18936

OFFERING SUMMARY

Building Size:	20,200 SF
Available SF:	4,308 SF
Lot Size:	2.02 Acres
Year Built:	1970
Renovated:	2000 (extensive)
Zoning:	LI - Light Industrial

Property Overview

4,308 SF office and warehouse space available for lease in a 20,200 SF building. Office space is 1,818 SF; warehouse space is 2,490 SF. Additionally, there are common restrooms.

Property Highlights

- Loading: (1) tailgate dock with bumpers & power door.
- Power: 400 amp, 120/240/208Y volts, 3-phase
- HVAC: Warehouse: heated by natural gas-fired Reznor units
- Office: fully heated/cooled by 4 gas-fired, roof-mounted units
- Ceiling Height: Overall: 15+/- to bar joist; Office: 10' drop ceiling
- Parking: 50 surface parking spaces - expandable
- Restrooms: Office: Unisex with (1) toilet/(1) urinal/(1) sink & (1) ADA accessible shower; Mens: (2) toilets, (2) sinks, (2) urinals. ADA-accessible; Womens: (3) toilets, (2) sinks. ADA-accessible; Warehouse: (1) with (1) toilet/(1) sink
- Additional Features: Generac back-up power generator



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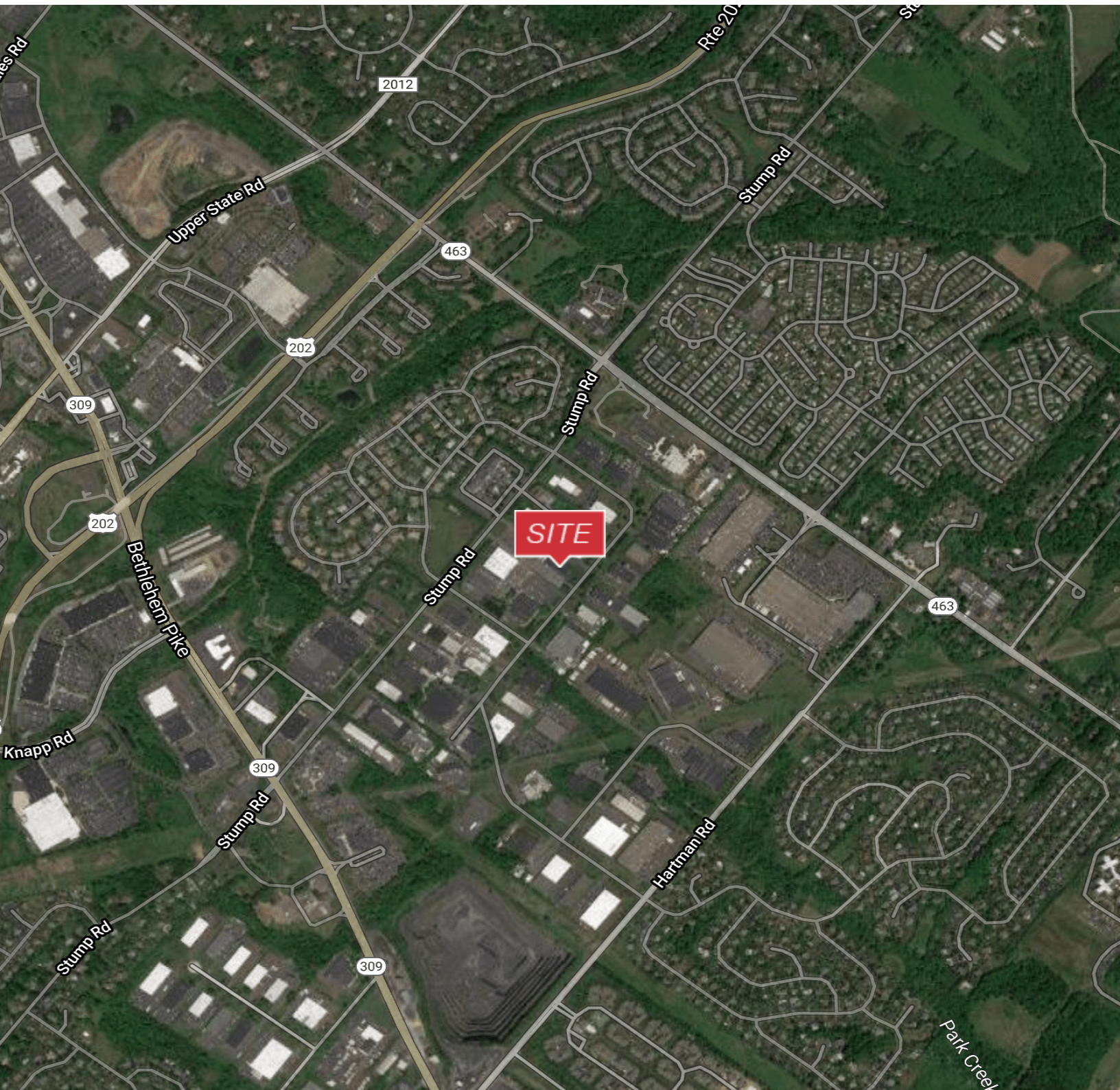
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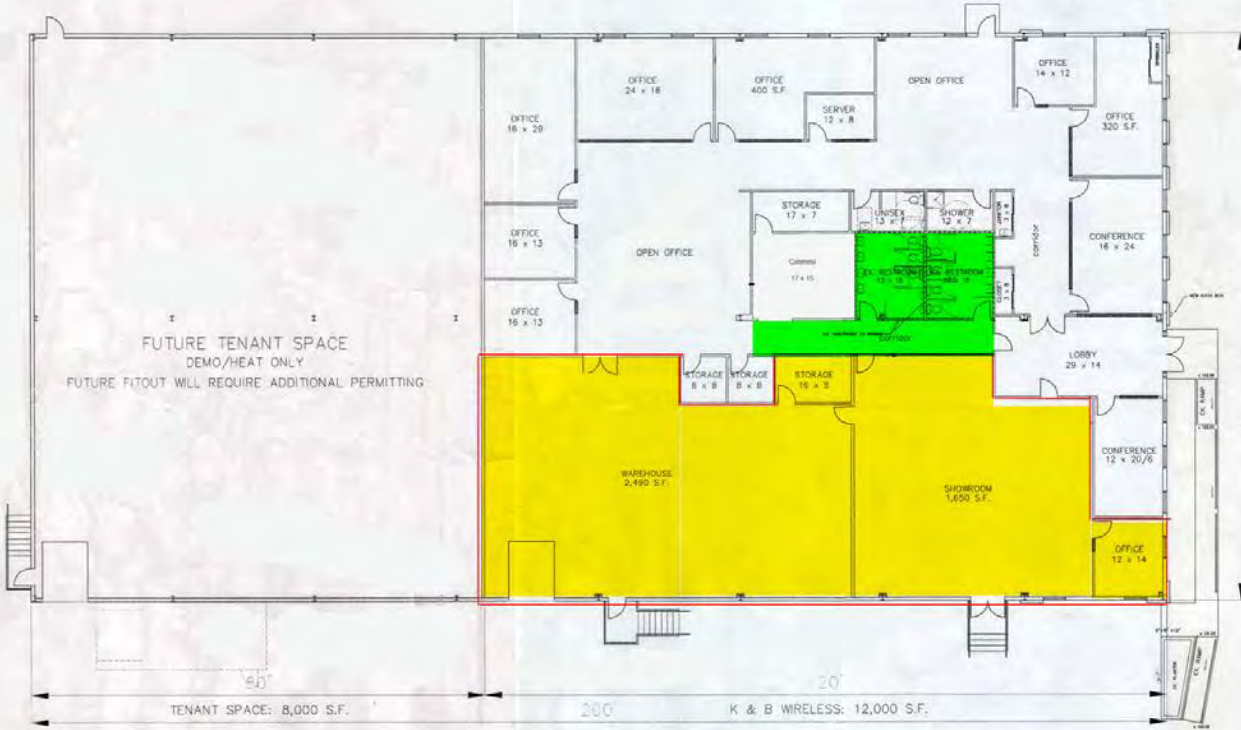
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THE PROPOSED CONSTRUCTION SHALL MEET THE FOLLOWING APPLICABLE CODES:
 THE INTERNATIONAL BUILDING CODE (IBC)
 THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 THE NATIONAL FIRE ALARM CODE (NFPA)
 THE INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (ICCPC)
 THE INTERNATIONAL TESTING BUILDING CODE (ITBC)
 THE INTERNATIONAL FIRE CODE (IFC)
 THE INTERNATIONAL PLUMBING CODE (IPC)
 THE INTERNATIONAL MECHANICAL CODE (IMC)
 THE INTERNATIONAL ELECTRICAL CODE (IEC)
 THE 2018 IBC LIFE SAFETY CODE (LSC)
 BUILDING ACCESS (BADA)
 PRE-EXISTING BUILDING CODES AS APPLICABLE

NOTE: ROOM SIZES NOTED ARE NOMINAL DIMENSIONS ONLY. ACTUAL SIZES MAY VARY DUE TO CONSTRUCTION VARIATIONS AND 7/8" CODE REQUIREMENTS.



PROJECT NORTH

DATE	BY
08/20/2020	J. HILSHUP
08/25/2020	PER. OWNER COMMENT
	DATE
	BY

K & B WIRELESS COMMUNICATIONS
 MONTGOMERY TOWNSHIP, PA
 MONTGOMERY FLOOR PLAN
 1 BORN BROADCASTING, COLLETTVILLE, PA 19228
 610-489-9151, FAX 610-859-8599

SCALE: 1/8" = 1'-0"
 DATE: 03/15/20
 APPROVED: [Signature]
 DRAWN BY: J. HILSHUP

PROJECT NO. 6415
 DRAWING NO.
A-0



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