



**ATLAS**  
REALTY ADVISORS

**FOR SALE**

**12,000 +/- SF FLEX | 20' CLEAR HEIGHT |  
AMPLE OUTDOOR STORAGE & PARKING**



**625 INDUSTRIAL HWY | POTTSTOWN, PA 19464**



## Disclaimer

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



### **Zachary Lasorsa**

Principal & Broker of Record

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### **Joseph Battaglia**

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# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

- ⌚ Pottstown Roller Mills has been in business since 1725, offering grain, animal feed, landscaping materials, and more to the surrounding area
- ⌚ Exceptional opportunity to own a 12,000± SF flex/warehouse facility with ample outdoor storage for vehicles, landscaping materials, and equipment.
- ⌚ Large covered dock-height loading area for efficient operations.
- ⌚ Block/masonry warehouse construction features 20-foot ceilings throughout.
- ⌚ Property includes a weigh station and potential rail access to Norfolk Southern railway immediately adjacent to the property.
- ⌚ Heavy Manufacturing zoning permits a wide array of uses including food processing, heavy manufacturing and assembly, trucking terminal, warehouse distribution, and more.
- ⌚ Owner willing to consider sale of business operations and/or existing inventory in addition to real estate.

## LOCATION HIGHLIGHTS

- ⌚ Excellent signage and visibility
- ⌚ Easily accessible location with immediate access (1/2 Mile) to RT 422, and 5 Minutes to RT. 100
- ⌚ Access to large Montgomery County workforce, over 50,000 +/- people in a 3-mile radius

### PRICING:

Sale Price:	\$1,400,000
Taxes:	\$19,916 / Year

### PARCEL:

Property Address:	625 Industrial Hwy, Pottstown, PA
Parcel ID:	16-00-15866-003

### PROPERTY INFORMATION:

Building Size:	12,000 +/- RSF
Warehouse:	9,000 +/- RSF   Including 1,600 SF Covered Loading Bay
Retail Office:	3,000 +/- RSF   5 Private Offices
WH Ceiling Height:	20' to Joists
Weigh Station:	60 Feet
Rail Access:	Potential Norfolk Southern Rail Spur
Lot Size:	2.78 +/- acres
Zoning:	Heavy Manufacturing
Municipality:	Pottstown Borough



# INTERIOR PHOTOS





# EXTERIOR PHOTOS





# AERIAL VIEW





# AMENITY MAP





# ZONING MAP

## PERMITTED USES

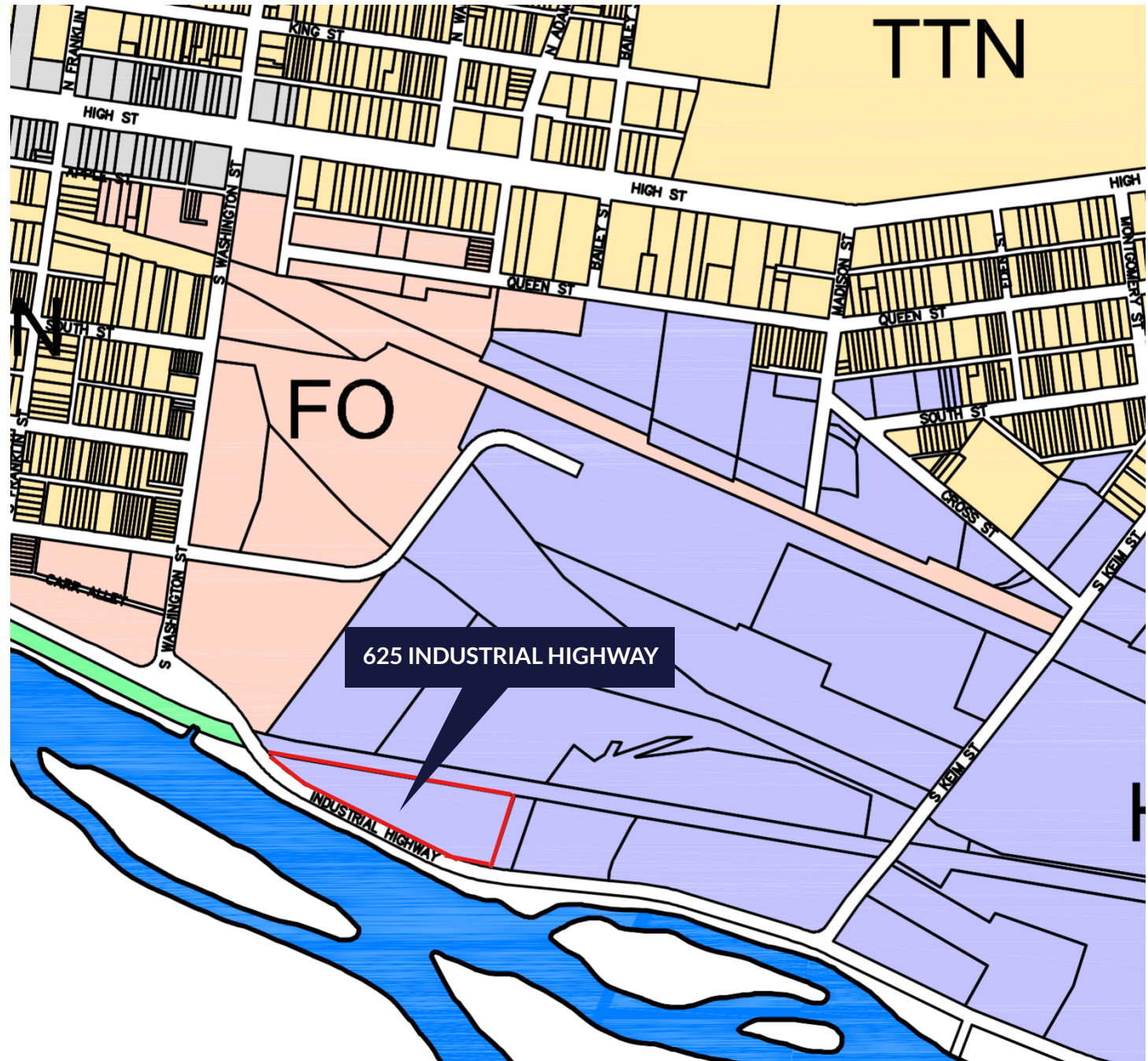
- A. Automobile, truck, and construction equipment sales and service.
- B. Building contractor.
- C. Food processing plant.
- D. Heavy manufacturing, processing, and assembly.
- E. Off-premises sign.
- F. Trucking, carting, and hauling station.
- G. Utility company building, operational, storage, or repair facility.
- H. Warehouse.

## CONDITIONAL USES

- A. Adult establishment.
- B. Solid waste mechanical processing unit.
- C. Utility company operational facility.

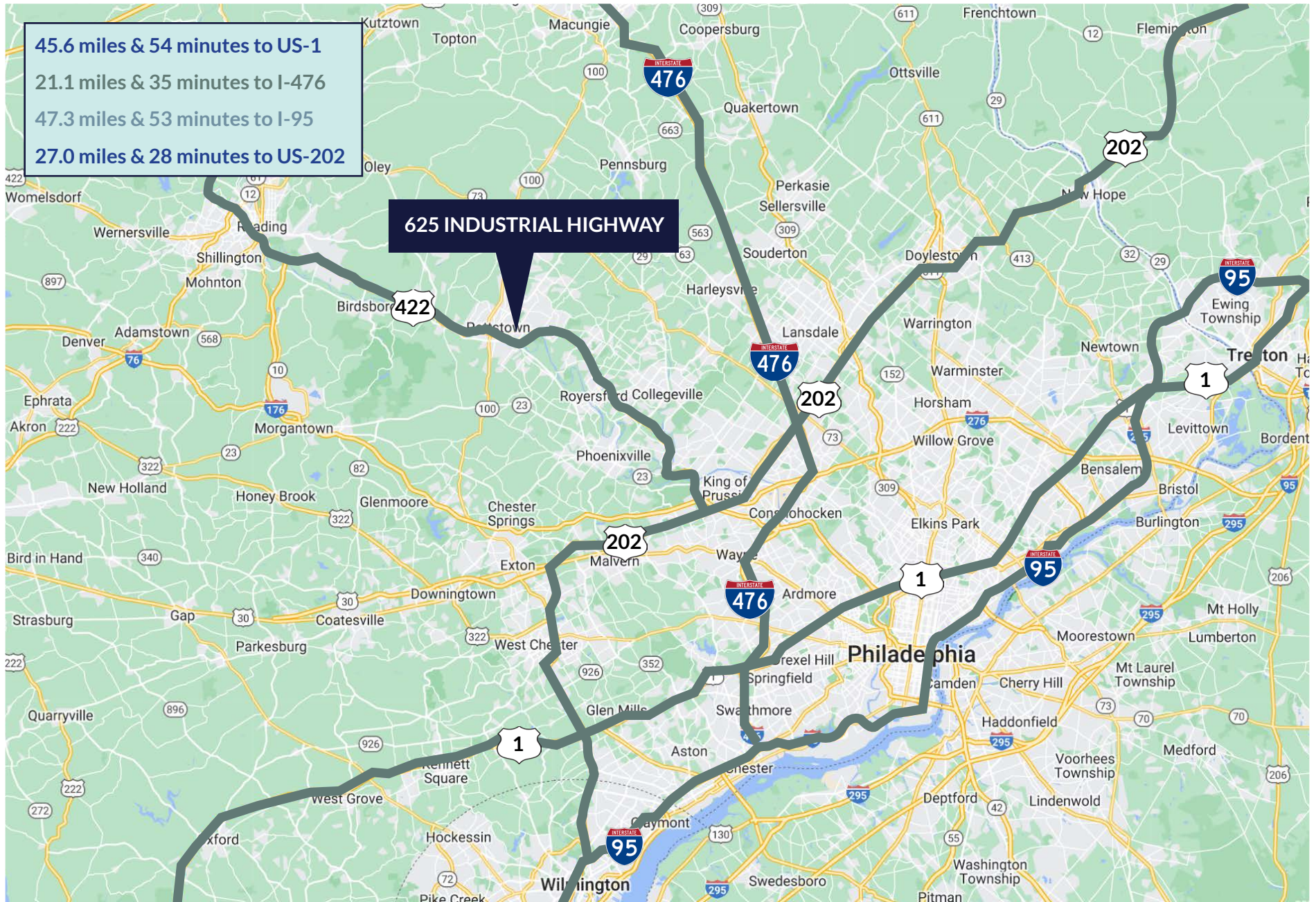
## ACCESSORY USES

- A. Office, except client-based social-service provider.
- B. Parking lot.
- C. Solar energy equipment.
- D. Solid waste storage unit.
- E. Storage sheds and other similar structures (maximum size 200 square feet).
- F. F. Dumpster (routine collection). [Added by Ord. No. 2219, 11/14/2022]
- G. G. Dumpster (special collection). [Added by Ord. No. 2219, 11/14/2022]





# REGIONAL MAP

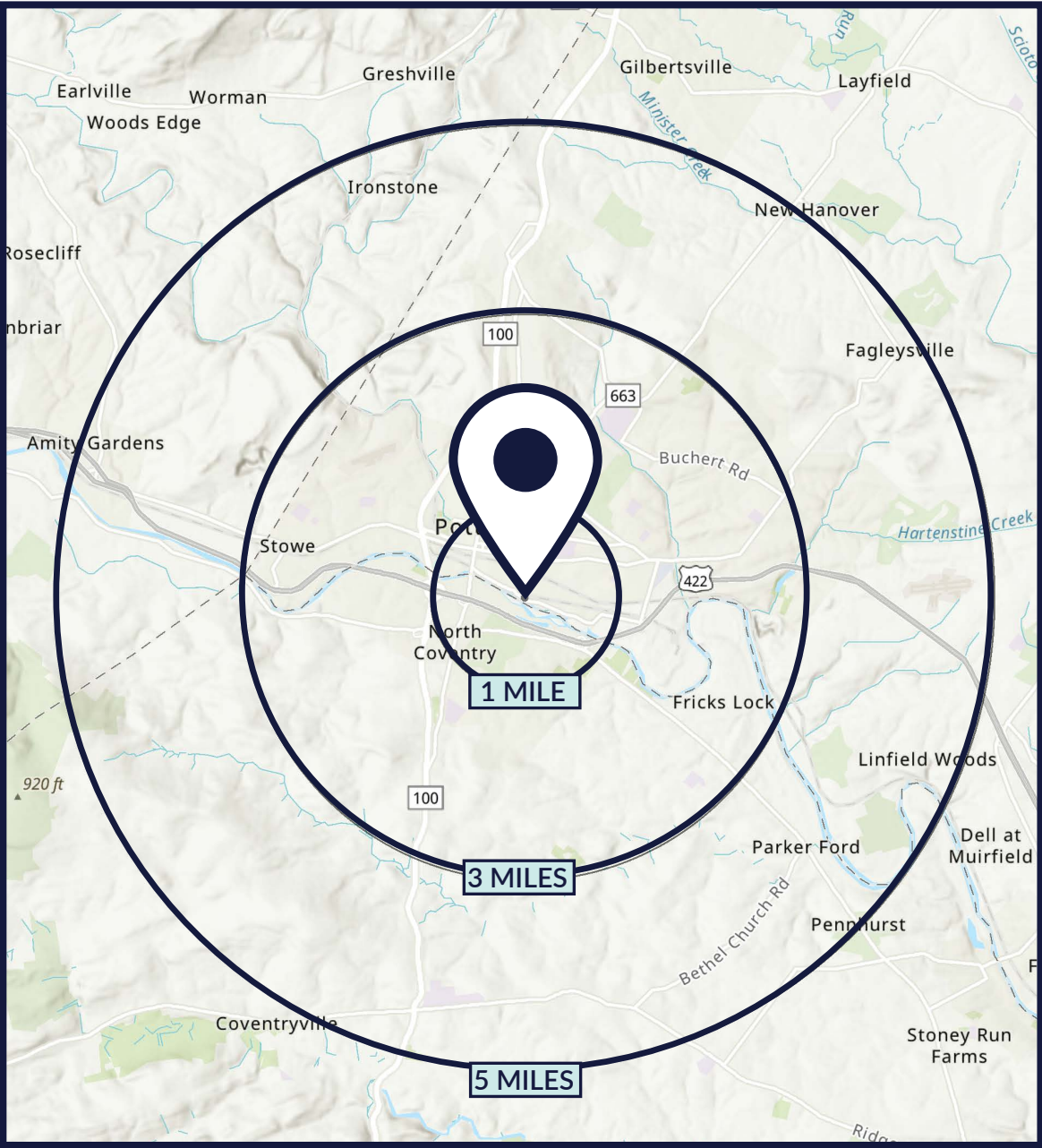




# DEMOGRAPHICS

2025 Summary	1 Mile	3 Mile	5 Mile
Population	13,232	51,915	83,658
Households	5,551	20,505	32,098
Families	2,940	12,801	21,637
Average Household Size	2.33	2.48	2.57
Owner Occupied Housing Units	2,323	12,908	23,461
Renter Occupied Housing Units	3,228	7,597	8,637
Median Age	36.7	39.6	41.2
Median Household Income	\$51,710	\$77,218	\$91,077
Average Household Income	\$72,885	\$100,856	\$120,316

2030 Summary	1 Mile	3 Mile	5 Mile
Population	13,437	52,506	84,825
Households	5,681	20,860	32,746
Families	2,999	13,004	22,054
Average Household Size	2.31	2.47	2.55
Owner Occupied Housing Units	2,441	13,293	24,169
Renter Occupied Housing Units	3,240	7,567	8,578
Median Age	38.0	40.9	42.2
Median Household Income	\$60,952	\$88,790	\$104,450
Average Household Income	\$82,222	\$113,448	\$134,535







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