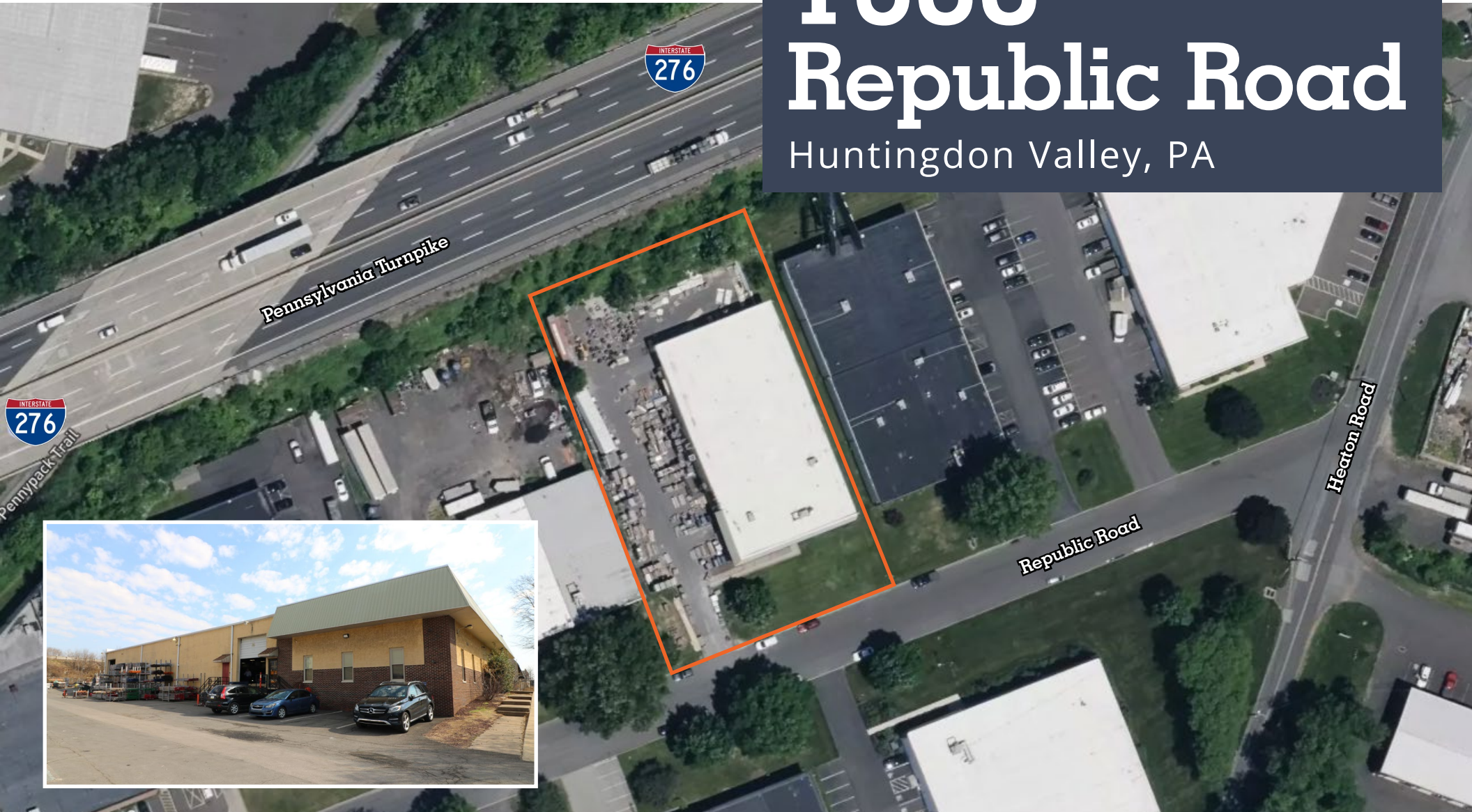


1633 Republic Road

Huntingdon Valley, PA



Investment Summary

15,000 SF, Single-Tenant Flex Building with Below-Market Rent

**AVISON
YOUNG**

Executive summary

PROPERTY OVERVIEW

Avison Young is pleased to offer 1633 Republic Road (the "Property") for sale to qualified investors. Located adjacent to the Pennsylvania Turnpike in a heavy in-fill area, the Property consists of a single-tenant, 15,000 square foot flex building on 1.03 acres. The building was fully renovated in 2019 for Helfrich Brothers Boiler Works, which occupies the entire building. Helfrich Brother's rental rate is roughly 21% below the current market rent rate of \$12.00 psf NNN.

Originally built in 1978, the Property is well equipped with two dock doors, one drive-in door, and clear heights ranging from 16'3" to 16'10". The Property's building specs, along with the Property's outdoor storage component, attracted Helfrich Brothers to this location. Helfrich Brothers is a private, Boston-based boiler fabrication and maintenance company. Helfrich services customers throughout the mid-Atlantic from this location and proved their commitment to the building by executing a five-year renewal option in 2025.

The Property is strategically located in Huntingdon Valley along Interstate 276, providing strong connectivity to Philadelphia and the surrounding suburbs. It sits within a heavy infill industrial market, with a 0.4% vacancy rate for flex and industrial buildings under 50,000 square feet within one mile, representing roughly 1.2 million square feet of existing inventory. The location, functionality, and limited supply in the immediate area support consistent tenant demand and long-term rent growth.



Property Overview

Address	1633 Republic Road Huntingdon Valley, PA 19006
Square Footage	15,000
Built	1978 / 2019
Clear Height	16' 3" - 16' 10"
Dock Doors	Two
Drive In Doors	One
Use	Flex
Zoning	B-IND - Business / Industrial District
Industrial Outdoor Storage (sf)	+/-15,000
Occupancy	100%
Tenant	Helfrich Brothers Boiler Works, Inc.

Executive summary

INVESTMENT HIGHLIGHTS

Flexible Building Layout

1633 Republic Road offers a highly functional layout with a limited office component and loading positions at opposite ends of the building. The Property features 16'+ clear heights and dedicated outdoor laydown space, supporting a wide range of industrial users and driving tenant demand. The Property is located within a 0.4% vacancy flex and industrial market, where comparable properties are achieving over \$12.00 psf NNN rents.

Value-Add Potential

Helfrich Brothers Boiler Works recently exercised its final renewal option for a five-year term with a starting rent 21% below the current flex market rental rate of \$12.00 psf NNN, positioning the Property for meaningful rental upside at lease expiration. The lease also includes a 4% management fee reimbursement, providing additional income for minimal management responsibility.

Below Replacement Cost

1633 Republic Road presents the opportunity to acquire an efficient 15,000 square foot, multi-functional flex building with outdoor industrial storage at a basis well below replacement cost.

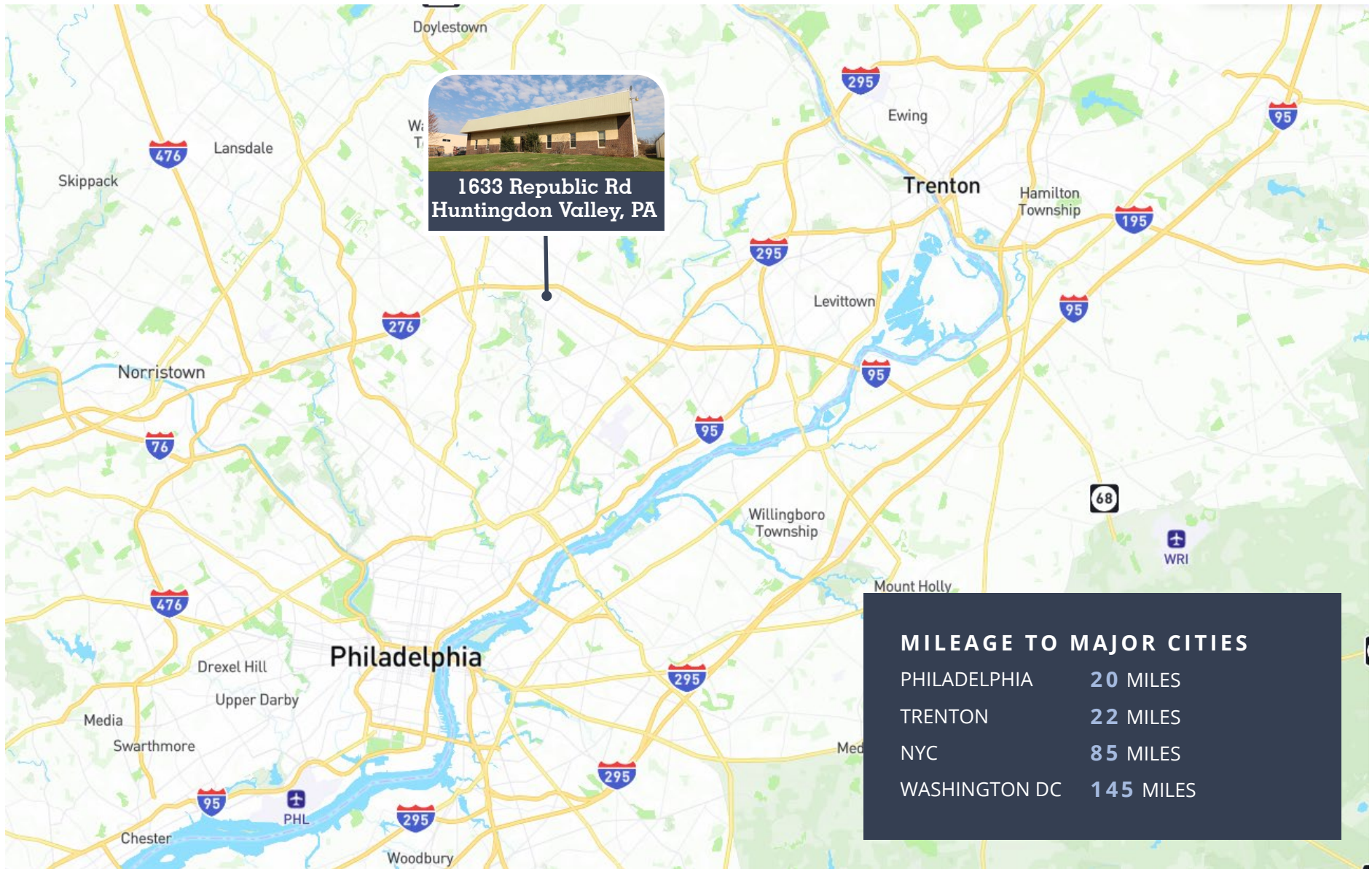
Premier Location & Accessibility

Located in East Montgomery County along the Pennsylvania Turnpike (Interstate 276), and less than one mile from Bucks County along County Line Road, the Property provides excellent regional connectivity. Positioned within one of the region's most active infill industrial corridors, just 25 minutes from metropolitan Philadelphia, 25 minutes from Trenton, and 90 minutes from New York City, the Property benefits from strong tenant demand and a tightly constrained market with vacancy at just 0.4%.



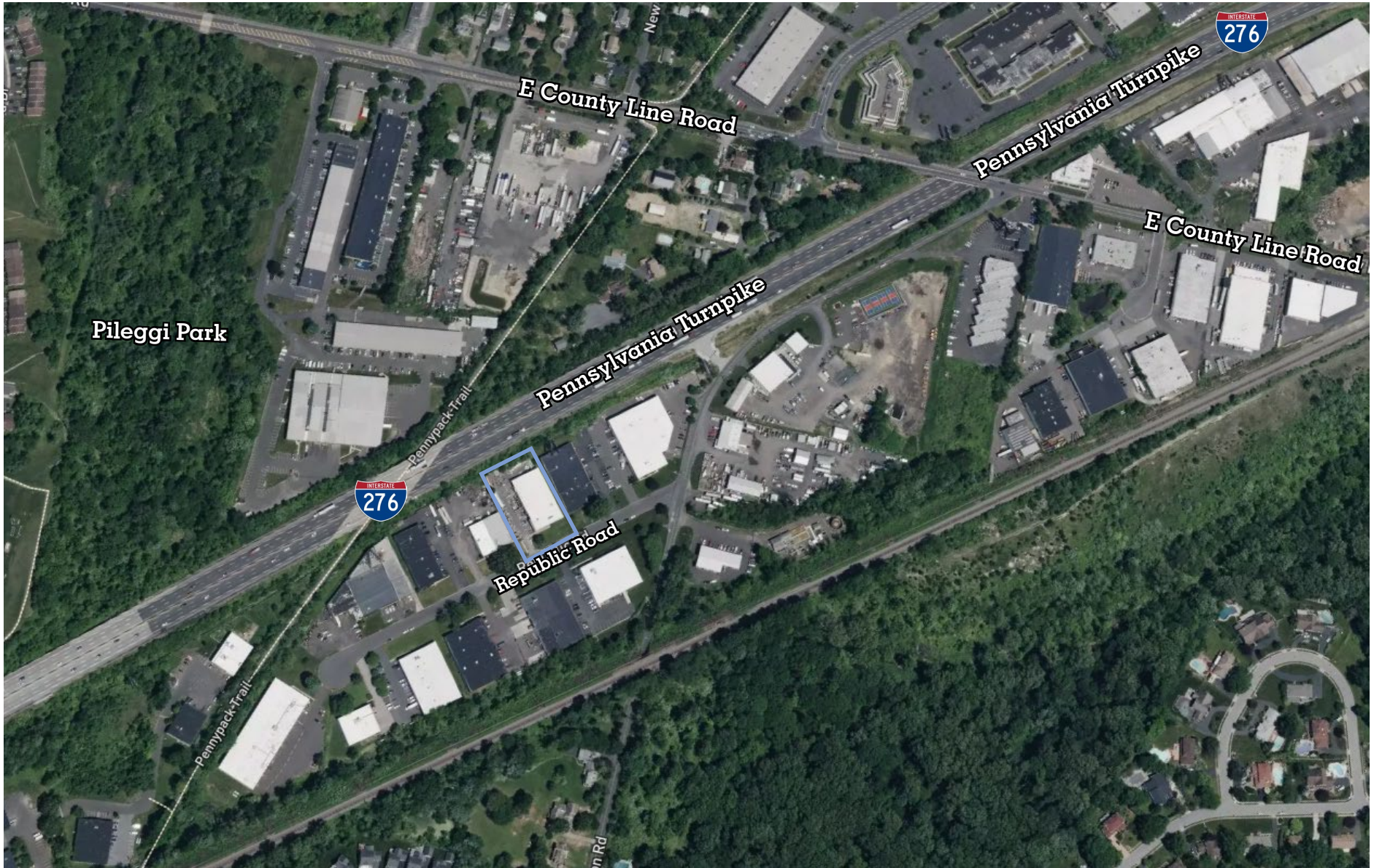
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REGIONAL ACCESS MAP



Executive summary

LOCAL ACCESS MAP



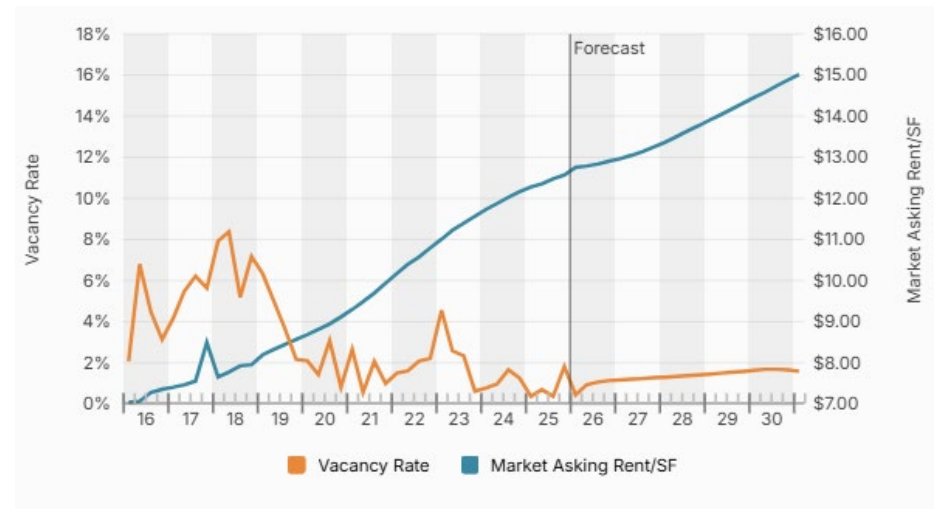
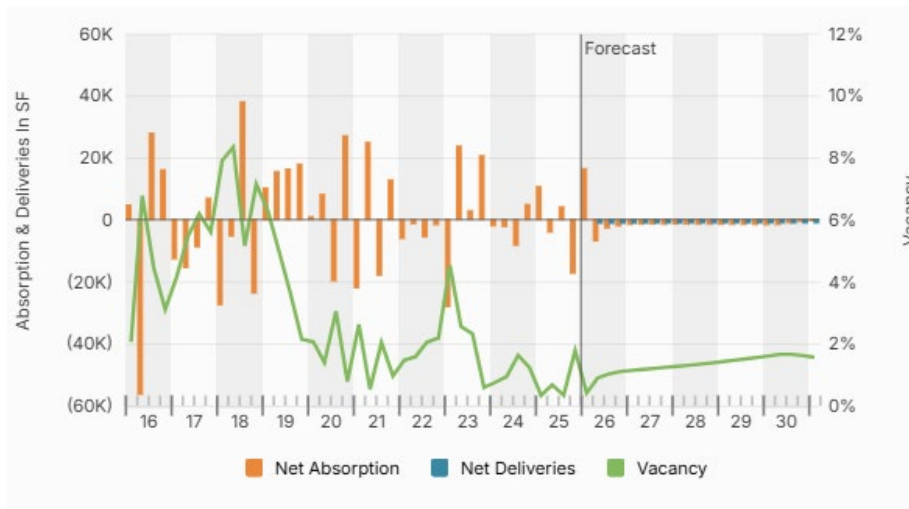
Executive summary

MARKET OVERVIEW

The East Montgomery County Industrial Submarket has experienced rising rental rates and declining vacancy over the past decade. More locally, within one mile of 1633 Republic Road, an established pocket comprising approximately 1.2 million square feet of flex and industrial space, rental rates have increased 37.0% to \$12.71 since Q1 2021, while vacancy has compressed from 2.4% to 0.4% over the same period.

Key Market Indicators	Q1 2024	Q1 2025	Q1 2026	Q1 2027 (forecast)
Supply (SF)				
Supply	1,195,416	1,195,416	1,195,416	1,190,838
Net Deliveries	0	0	0	(4,578)
Demand				
Vacancy	0.8%	0.3%	0.4%	1.1%
Net Absorption (SF)	45,110	5,000	(432)	(13,696)
Pricing				
Market Rent % Change	6.64%	4.61%	3.67%	1.89%
Class B Market Rent	\$11.72	\$12.26	\$12.71	\$12.95

* 1-mile radius, Industrial & Flex, Existing, Under 50,000 sf



Building photography



Building photography



Offering Price & Procedure



Offering Price and Procedure

1633 Republic Road is offered for sale to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:

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