

200 COMMERCE DRIVE MONTGOMERYVILLE, PA



AVAILABLE FOR LEASE OR SALE
40,000 SF
INDUSTRIAL BUILDING

FOR MORE INFORMATION
PLEASE CONTACT:

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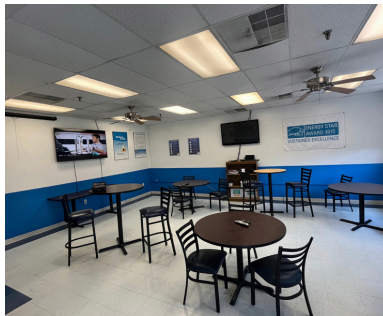
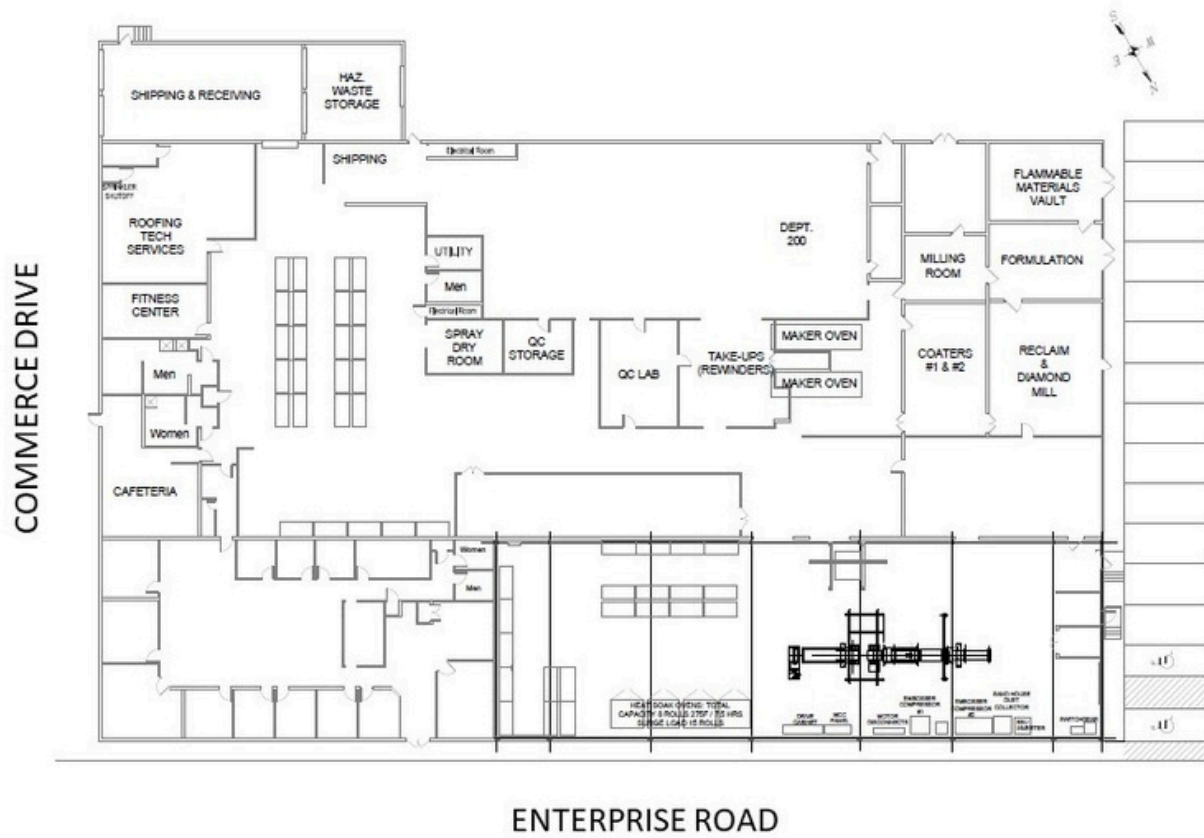
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Company

PROPERTY HIGHLIGHTS

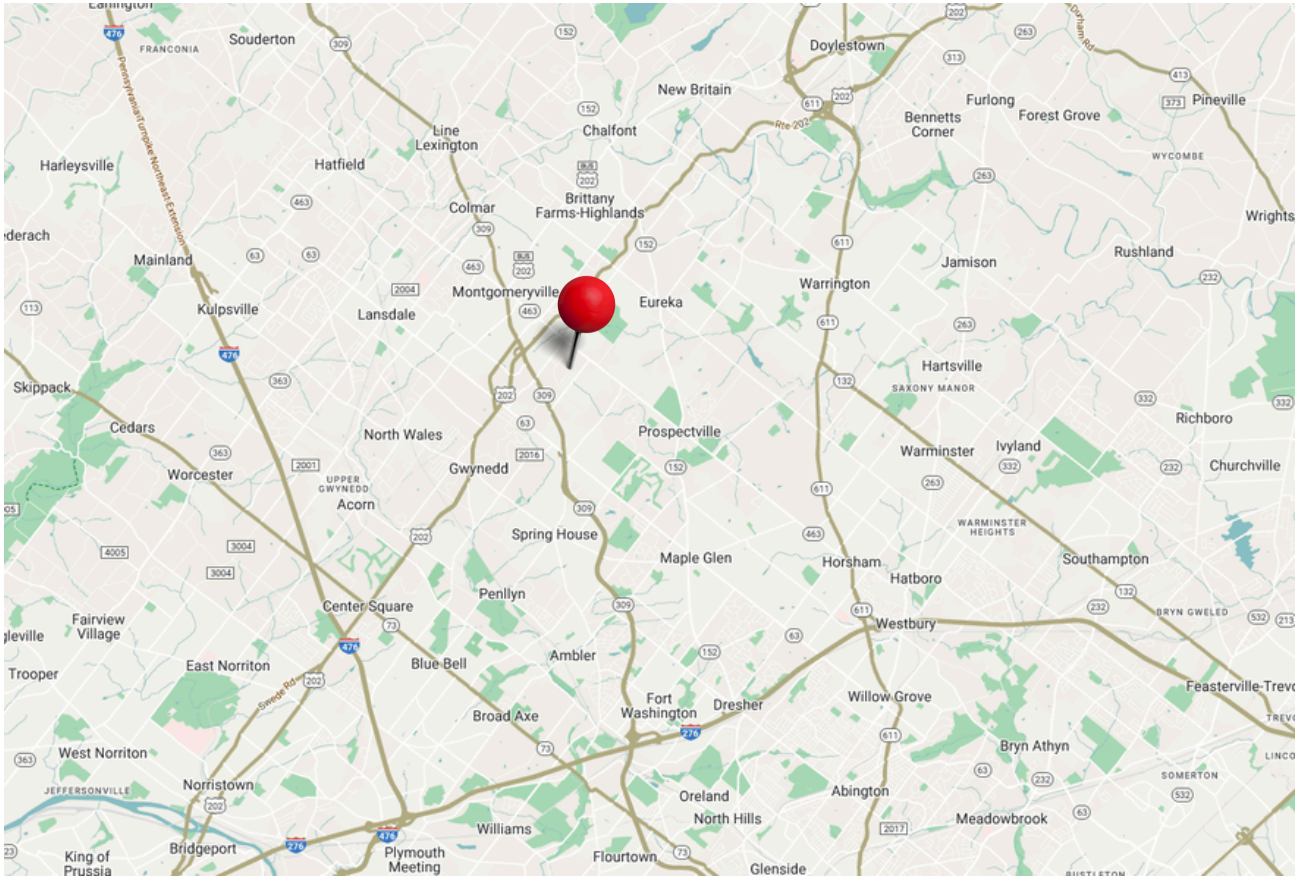
ASKING PRICE	\$5,250,000
SQUARE FOOTAGE	40,000 SF Industrial Building
LOT AREA	2.29 Acres
DATE AVAILABLE	Currently Occupied until November 1, 2024
ROOF	Brand New Carlise Roof installed in 2019 with a 20 year warranty
FLOOR	Poured reinforced Concrete Slab
CEILING HEIGHT	14'7"
LOADING	2 10x10 loading dock doors (one with in pit leveler) 1 UPS height dock door 1 8x8 drive-in door
SPRINKLER SYSTEM	100% Wet System Throughout
HVAC	Mostly Air-Conditioned Facility
ELECTRICAL SERVICE	Heavy Duty Manufacturing service. Circuit Breaker Panels Electric service provided by two (2) transformers: <ul style="list-style-type: none"> • Two (2) 800 Amps Services @ 3 Phase 120/208V • One (1) 1200 Amps @ 3 Phase 480V
PARKING	On-Site Parking for Approximately 40 Cars in the parking lot on the North Side of the Subject Property



FLOOR PLAN



LOCATION



DISTANCE TO...

ROUTE 309	0.8 miles
ROUTE 202	1.1 miles
INTERSTATE 276	8.3 miles
INTERSTATE 476	9.1 miles
CENTER CITY PHILADELPHIA	22.1 miles
TACONY- PALMYRA BRIDGE	22.5 miles

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