

AVAILABLE FOR SALE OR LEASE

**1304 CONSHOHOCKEN ROAD
CONSHOHOCKEN, PENNSYLVANIA**



SIGNIFICANT

IOS

AREA AVAIL

70,449± SF ON 5.58 ACRES | DIVISIBLE

EASY ACCESS TO I-476 & PA TURNPIKE (I-276)

CONTACT

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NAIMertz

PROPERTY DETAILS

1304 CONSHOHOCKEN ROAD CONSHOHOCKEN, PA

BLDG A - WAREHOUSE

- 60,000 SF available
- Divisible to 20,000 SF
- Ceiling height: 21' - 29'6" clear
- (3) 8'x10' loading docks
- (3) 12'x16' to internal loading platform
- (9) oversized drive-ins
- Option to add additional drive-in doors
- 3-phase power with (3) separate services: 400 amps, 480V; 200 amps, 208V; and 200 amps, 208V
- LED lighting
- Crane rails in place
- Recent renovations include new roof, siding, loading doors, paint

BLDG B - SHOP SPACE

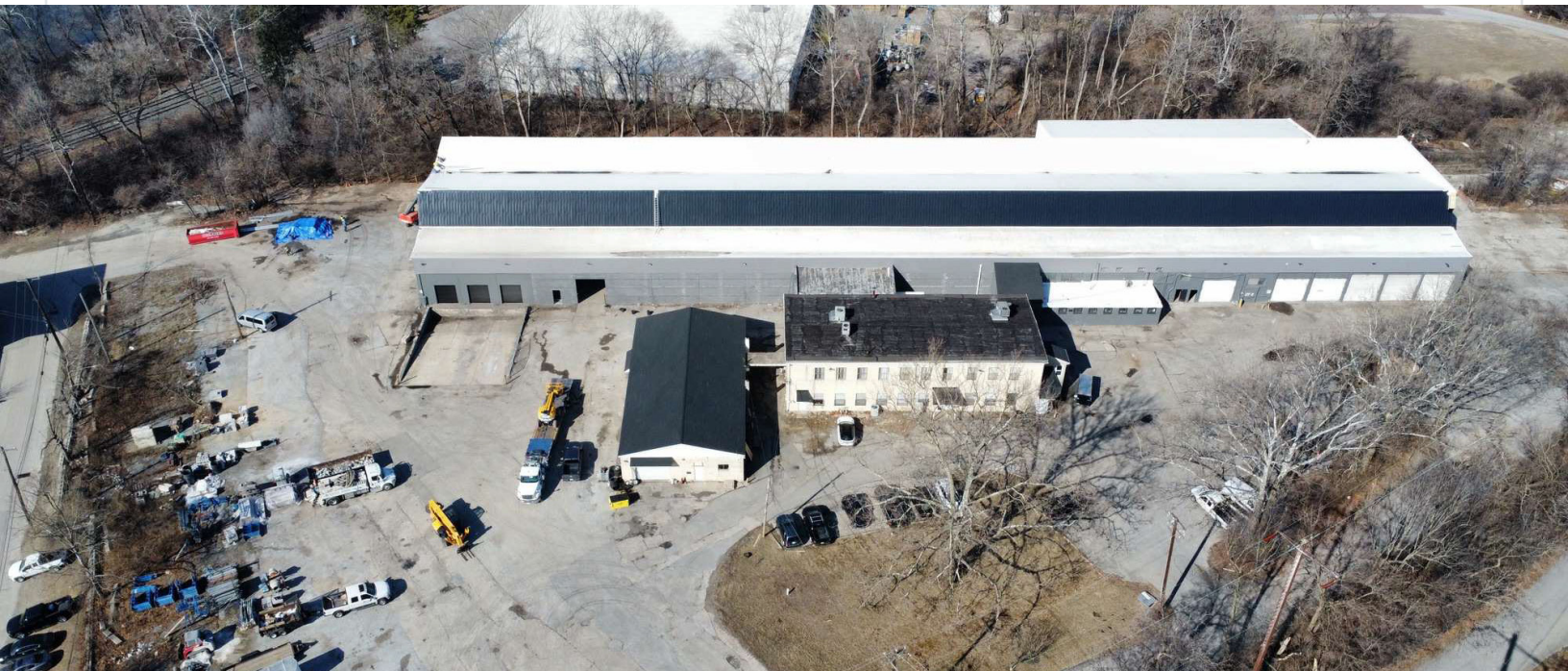
- 3,500 SF building
 - 2,100 SF - **AVAILABLE**
 - 1,400 SF - **LEASED**
- (2) drive-in doors

BLDG C - OFFICE

- 8,123 SF fully finished office space
- Individual offices available
- Divisible to 1,000 or 2,000 SF

3 BLDGs	70,449± TOTAL SQ. FEET	5.58± ACRES
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IOS SIGNIFICANT INDUSTRIAL OUTSIDE STORAGE (IOS) AREA AVAILABLE



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EXTERIOR PHOTOS

1304 CONSHOHOCKEN ROAD CONSHOHOCKEN, PA



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INTERIOR PHOTOS

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LOCATION INFORMATION

1304 CONSHOHOCKEN ROAD CONSHOHOCKEN, PA



DISTANCE TO:

Route 202 (Dekalb Pike)	1.7 mi	PA Tpk / I-276 (Norristown)	3.0 mi
I-476 (Blue Route)	1.8 mi	I-76 (Schuylkill Expressway)	3.5 mi
Route 202 (Markley St)	2.2 mi	Center City Philadelphia	16.0 mi

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