

Michael A. Becker, Realtor

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151 Green Street

Lansdale , Montgomery County, PA 19446

Price: \$599,900.00

LOT SIZE: 50 X 140 , one-story warehouse/manufacturing

DESCRIPTION: Facility. Approx. 5,450 sq. ft.

SIZE OF BUILDING: Offices: Three (3)
Plant/Warehouse: Approx. 4,500 sq. ft.

PARKING: Two (2) automobiles.

AGE OF BUILDING: Built 1920.

CONSTRUCTION: Frame: Masonry and steel.
Walls: The front of the building is painted concrete block. The sides and rear are painted concrete block.

Roof: Modified bitumen and Shingle.

CEILING HEIGHT: 13' 71 " clear under beam. Clear Span

LOADING DOCK: Tailgate: One (1) 8' x 8' steel sectional doors.

REAR DRIVE IN DOOR: Drive In door in rear of building 11'95" x 11'93" . The property runs from Street to Alley.

SPRINKLER SYSTEM: None.

SECURITY SYSTEM: Alarm system monitored by Advent Security Systems.

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HEATERS: Plant/Warehouse: Two (2) suspended oil fired blower units.

INTERIOR LIGHTING: Office: Radiator, Steam Boiler, Oil Fired
Fluorescent.

EXTERIOR LIGHTING: Wall-mounted fixtures.

OFFICE AREA: 12''76 x 11'38'' / 6'5'' x 8'0'' two (2) private offices, 17'90' x 23' one (1) large open office

TOILET AREA: One (1) lavatory. Main Level
One (1) lavatory. Lower Level

ELECTRIC : 225 amp, 3 phase, 240 volt; service provided by Lansdale Energy.

WATER: Service provided by North Penn Water and Sewer Authority.

SEWER: Service provided by North Penn Water and Sewer Authority.

Oil: Supplied by Mack Oil. 1000 gallon underground oil tank

ASSESSMENT: \$137,3000 (2024)

TAXES: County & Township: \$ 1,819.00 (2025)
School: \$ 4,252.00 (2025)
TOTAL: \$ 6,126.00

ZONING: Light Manufacturing

LOCATION: Rare purchase opportunity located in Lansdale. This building is perfect for numerous industries. The unit will be cleaned out and delivered empty by August 30, 2025. Situated near 309 , 476, the Pennsylvania Turnpike is nearby, and the train station is public transportation options are less than 3 blocks away. The building runs street to alley for multiple entrances.



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