

Available for Lease

The Forest Business Center

9 South Forrest Avenue, West Norriton Twp., PA 19403



Suite #300 - 6,212 square feet / \$11.00 per sq. ft. / \$5,694.00 per mo.

One story Commercial / Industrial space with office (600 s/f) & warehouse (5,612 s/f) space
480volt three-phase electric, air-conditioned warehouse area, two drive in doors 25'H x 13' & 9'H x 8'

Suite #100 – 29,620 square feet / \$11.00 per sq. ft. / \$27,152.00 per mo.

Two story Commercial / Industrial space with office (11,536 s/f) & warehouse (17,021 s/f) space
Ownership plans to reduce the office space to 3,245 which would increase warehouse area to 25,312

Both suites plus CAM (common area maintenance) \$3.00 psf & Utilities

Fenced in secure property, recently renovated –incl. new LED lighting, paint, flooring and updated bathrooms

Zoned LC&I (Limited Commercial & Industrial), allowing many commercial and light industrial uses

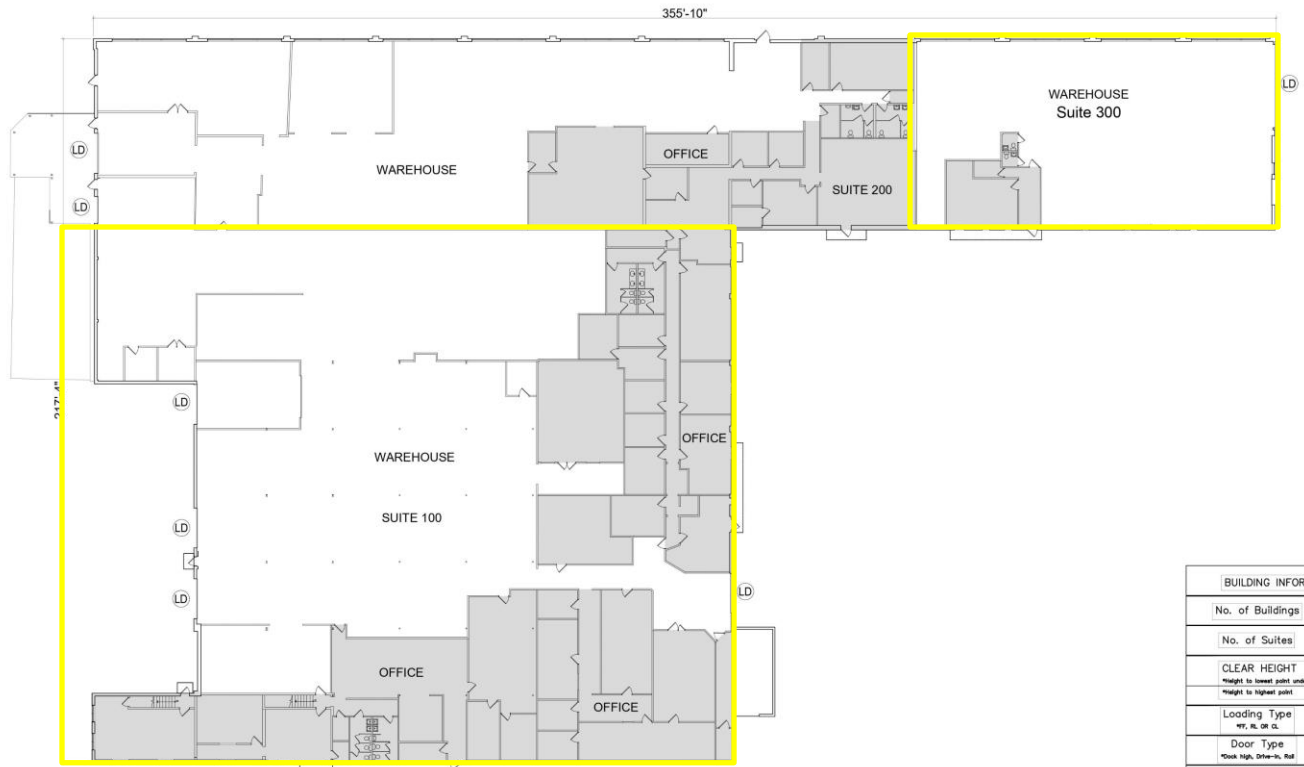
Easy Access from Main Street (Ridge Pike) to Routes 202 and 363.



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BUILDING INFORMATION LEGEND	
No. of Buildings	01
No. of Suites	03
CLEAR HEIGHT	
Height to lowest point underneath	13'-3"
Height to highest point	15'-3"
Loading Type	FF
Door Type	Dock High
Office %	35.2%
Truck Court Depth	68'-6"

ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

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GROUND FLOOR

9 FORREST AVENUE_ NORRISTOWN, PA 19401

	AREA CHART		
	SUITE 100	SUITE 200	SUITE 300
OFFICE	11,536	4,554	600
WAREHOUSE	17,021	9,385	5,612
2ND FL.	1504		
		GROSS	50,212

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SCALE: NTS

DATE: 05.24.2022 Drafted By: MN

SHEET: 1 OF 2

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