



FOR SALE

# 2 Union Hill Road #2

WEST CONSHOHOCKEN, PA 19428

## Property Highlights

- 17,000± SF on 0.95± acres
- Built in 1968; 3,000± SF addition in 2000
- Office space: 3,200± SF
- High bay warehouse space: 3,000± SF
- Two-story production space: 10,800± SF
- 100% climate controlled
- 31 lined parking spaces
- 1 oversized 14' x 12' drive-in loading door
- 1 loading dock platform with edge of dock plate
- 1 garage door
- 1 second level loading door

## Property Highlights (continued)

- Interior lift / elevator system
- Ceiling height in high bay: 17' clear
- Sprinklered high bay warehouse space
- Limited Industrial Zoning, West Conshohocken Borough <https://ecode360.com/8253076>
- No Business Privilege or Gross Receipts Tax
- APN: 24-00-02388-009
- 2024 Property Tax: \$14,400 (\$0.85 PSF)
- Public water and sewer, PECO provider for electric and natural gas
- Most HVAC units replaced in 2016

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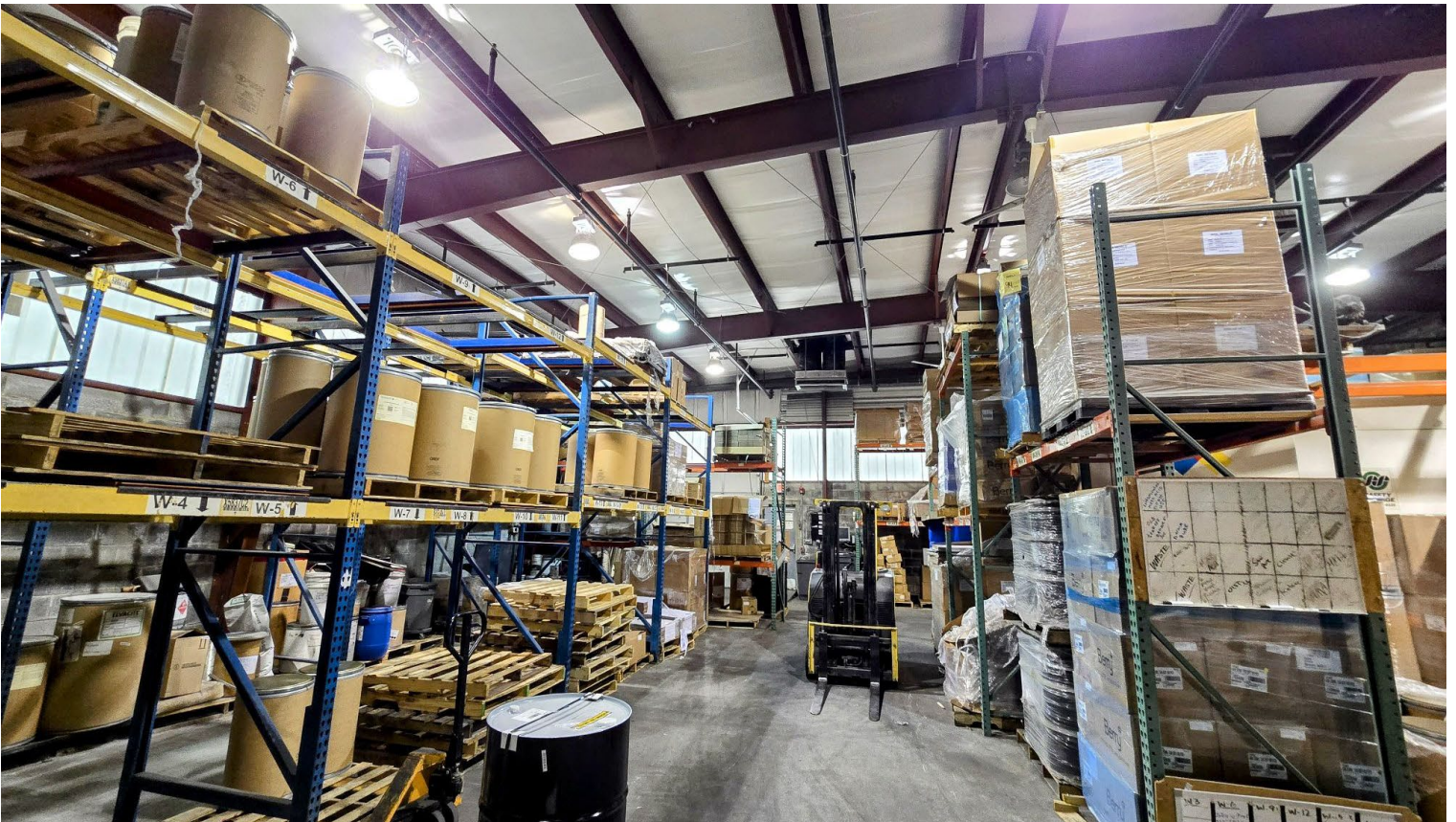


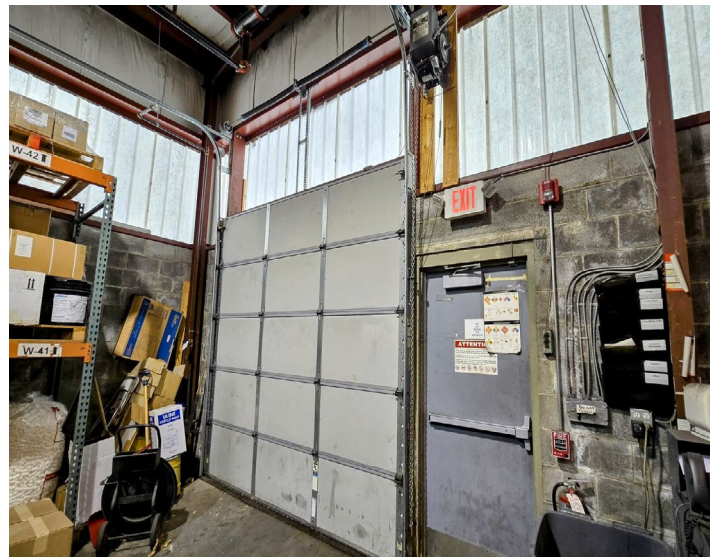
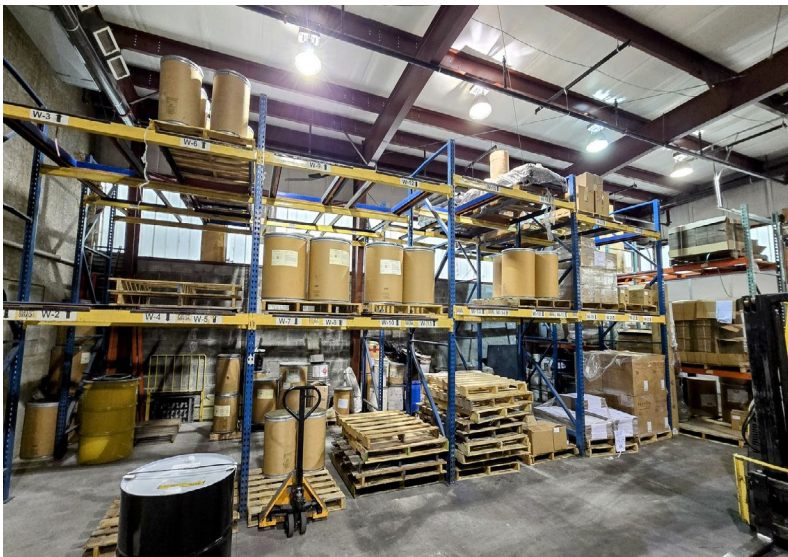
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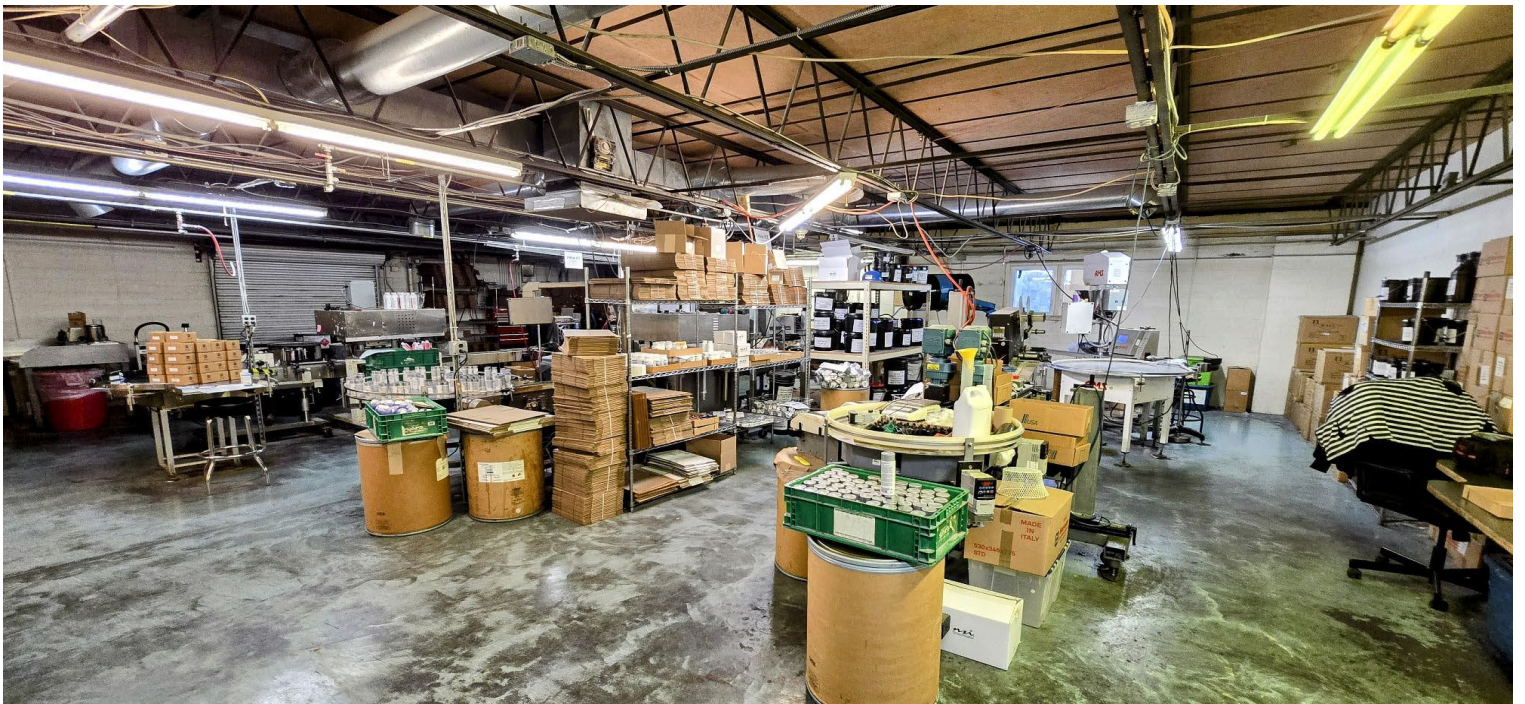
# NEWMARK

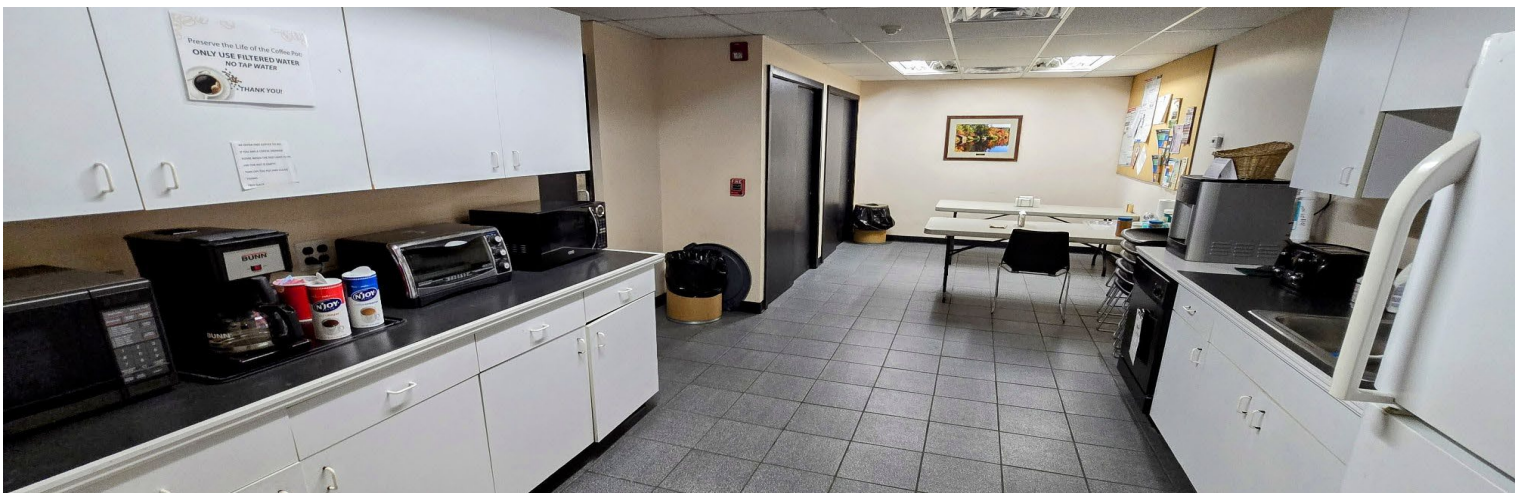
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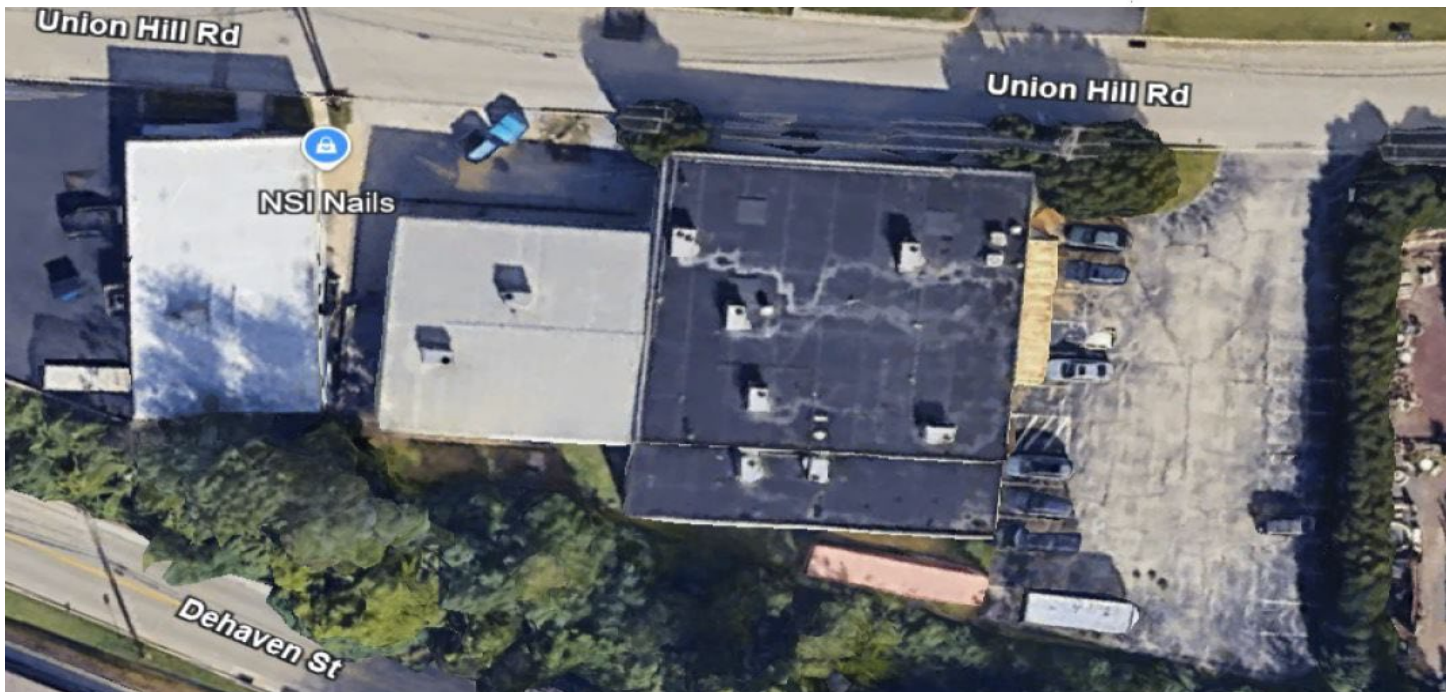
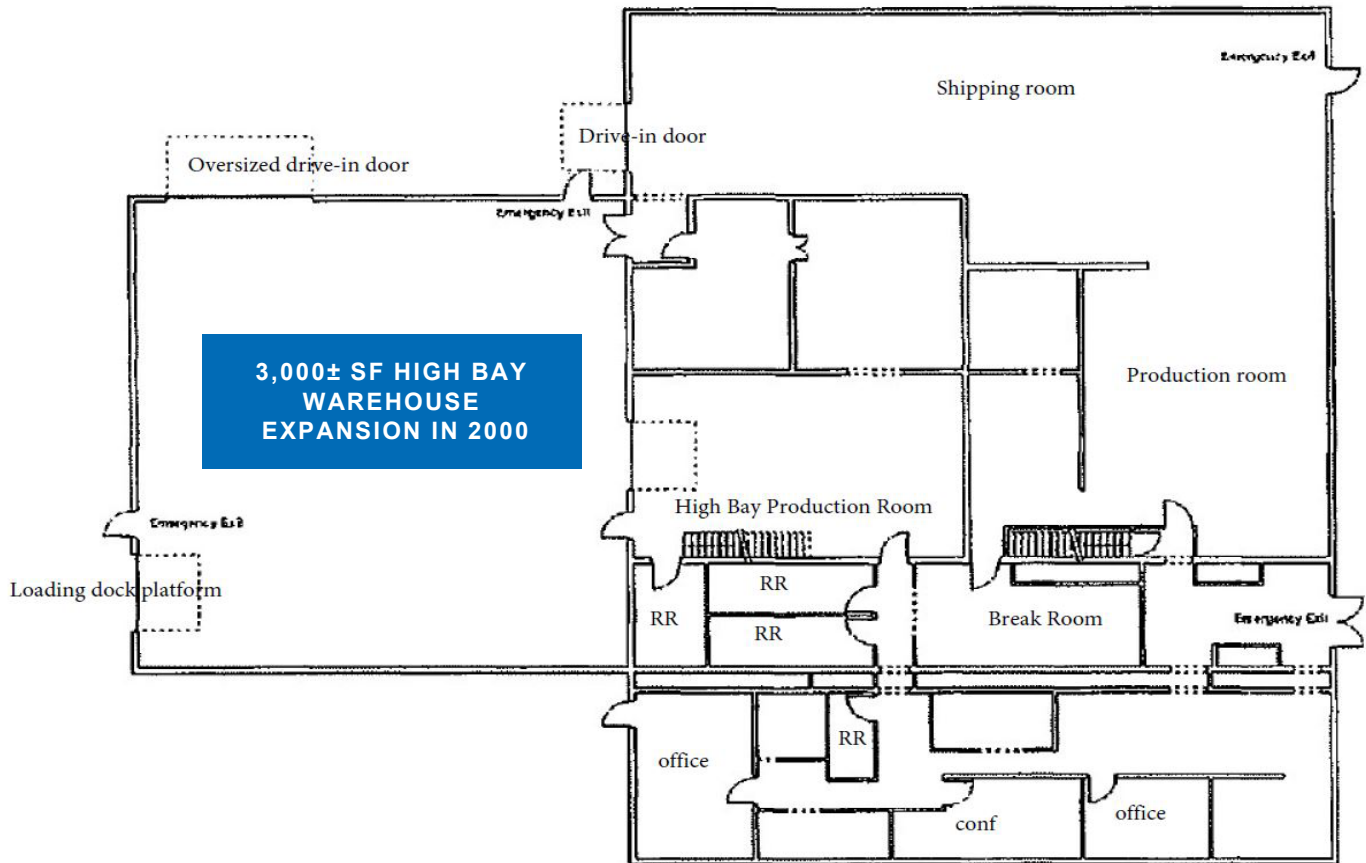
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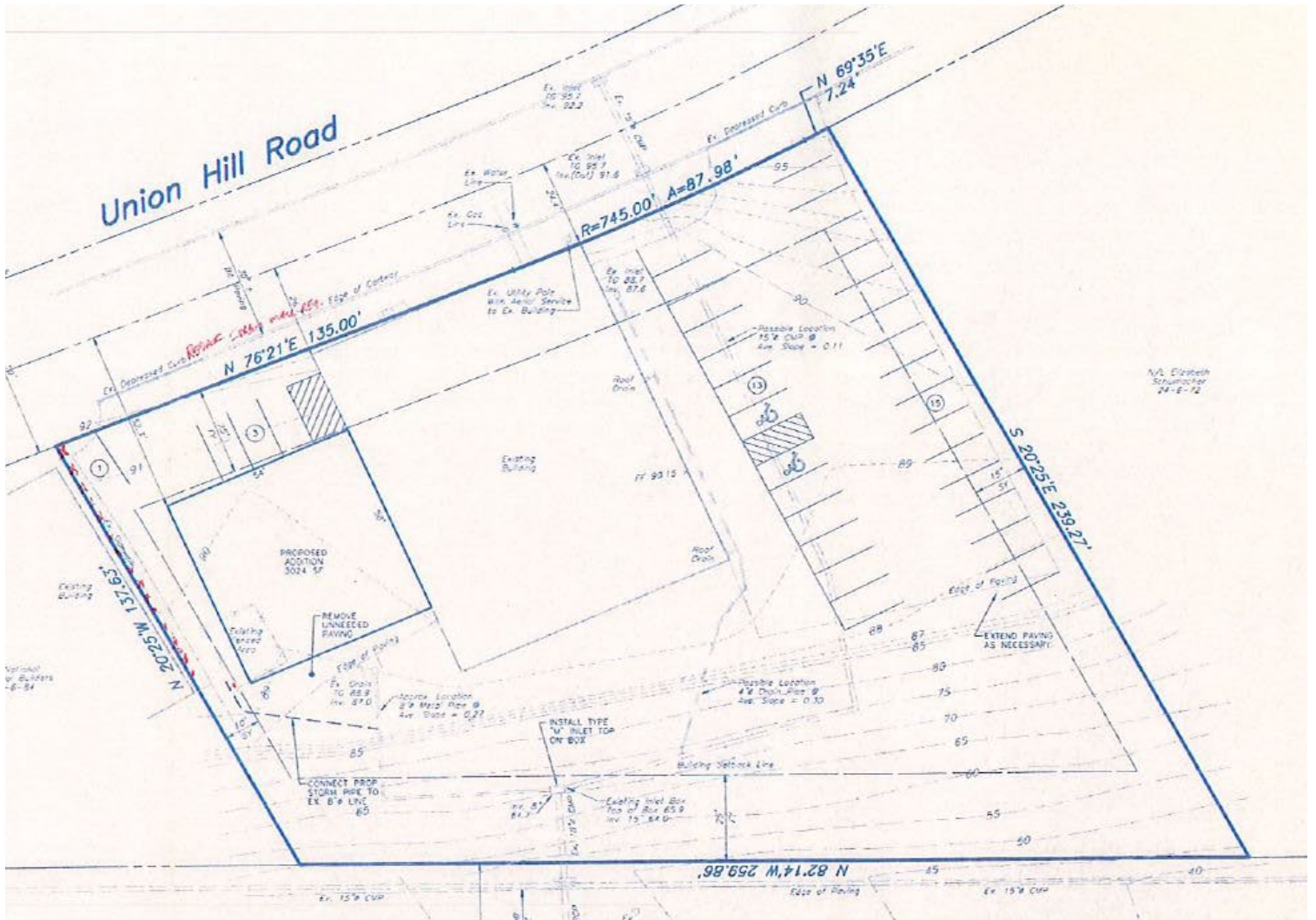












**NEWMARK**



- Less than ½ mile to the Schuylkill Expressway (76) and the Mid-County Expressway (476).
- Approximately 4 miles to the Norristown Interchange of the PA Turnpike (276).
- Approximately 15 miles to I-95.