

Roddy Inc.
Industrial & Commercial Real Estate



Glenview Corporate Center
3220 Tillman Drive, Suite 403
Bensalem, Pennsylvania 19020-2028
215.245.2600 Office
215.245.2670 Fax
www.roddyinc.com
realestate@roddyinc.com



**806 W 5TH STREET
LANSDALE, MONTGOMERY COUNTY, PA 19446
TAX PARCEL #: 11-00-05500-006**

LOT SIZE: 0.46 acres

DESCRIPTION: One-story modern manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 6,400 sq. ft.

Offices: Approx. 500 sq. ft.
Plant/Warehouse: Approx. 5,900 sq. ft.

PARKING: Macadam paved parking.

AGE OF BUILDING: Built 1958.

CONSTRUCTION: Frame: Structural steel.

Walls: **Front**: Stucco over block. **Sides and Rear**: Painted concrete block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: Shingle and rubber membrane roof.

CEILING HEIGHT: 12'5" sloping to 10'0" to underside of bar joist.



806 W 5th Street
Page 2 of 3

LOADING:	Drive-In: Two (2) - One (1) 10' x 11' manually operated non-insulated steel roll-up door. One (1) 8' x 10' manually operated insulated steel sectional door.
COLUMN SPACING:	Varied
HVAC:	Office: Heated and cooled via mini split systems with supplemental baseboard heat via a Weil-McLain boiler. Plant/Warehouse: Heated via Modine natural gas fired unit heaters. Cooled via multiple window units.
INTERIOR LIGHTING:	Mix of twin tube fluorescent and T8.
EXTERIOR LIGHTING:	Wall-mounted fixtures.
ELECTRIC:	400 amp, 3 phase, 208 & 240 volt; service provided by Borough of Lansdale.
OFFICE AREA:	One (1) open bullpen area and one (1) private office. Finishes include painted drywall ceiling with 2' x 4' fluorescent lighting, mix of paneling, painted drywall and painted block and VCT flooring. One (1) break room with base cabinets and sink. Finishes include painted drywall ceiling with fluorescent lighting, mix of painted drywall and painted block and concrete floor.
TOILET FACILITIES:	Office: One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include painted drywall ceiling with fluorescent lighting, painted drywall and VCT flooring. Warehouse: One (1) men's room containing two (2) water closets and two (2) deep sinks. Finishes include painted drywall ceiling with LED lighting, painted block and concrete floor.
WATER:	Service supplied by North Penn Water Authority.
SEWER:	Service supplied by Lansdale Borough Public Works Department.
GAS:	Service supplied by UGI Utilities.
ASSESSMENT:	\$165,660 (2025)
TAXES:	\$ 7,389.88 (\$1.15/SF) (2025)



806 W 5th Street
Page 3 of 3

ZONING: I – Industrial

LOCATION: Offering access to the Pennsylvania Turnpike (I-476), Routes 309, 463 and 202. The property is seventy-five (75) minutes from Metropolitan Philadelphia and sixty (60) minutes from Trenton, NJ.

AIRPORT: Philadelphia International Airport (PHL), Northeast Philadelphia Airport (PNE) and Trenton-Mercer Airport (TTN) are each sixty (60) minutes away.

HOTELS: Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

MISCELLANEOUS:

- * Ceiling fans throughout the warehouse
- * Perimeter windows throughout the warehouse
- * Air lines throughout the warehouse