

Linfield Corporate Center

Limerick, PA

For Lease: Industrial Development Site
Up to ±257,040 SF Available

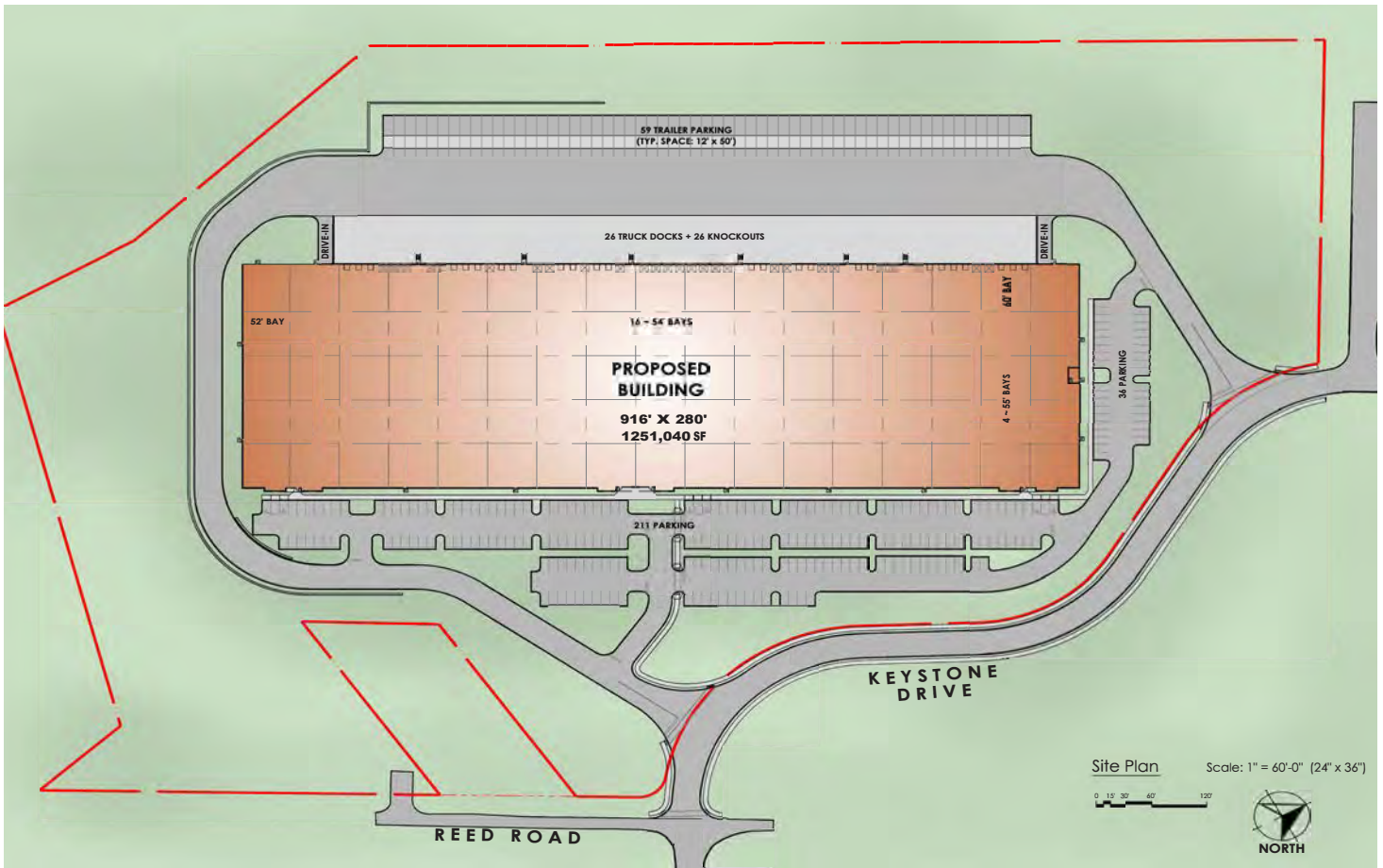


Location Aerial



DRIVE TIME DEMOS	Employees	Population	White Collar	Blue Collar	High School Diploma	Average HH Income
30 Minutes	410,956	691,969	264,432	55,716	105,836	\$145,184
60 Minutes	2,607,480	5,262,146	1,676,927	474,285	941,395	\$113,323

Property Highlights



Linfiled Corporate Center Property Highlights

Square Footage:	257,040 SF	Parking:	247 auto parking spaces
Dimensions:	916' x 280'	Trailer Storage:	59 trailer parking spaces
Ceiling Height:	36'	Zoning:	Office/Limited Industrial, Limerick Township, Montgomery County, PA
Column Spacing:	54' x 55', with 60' speed bays	Warehouse Lighting:	Motion sensor controlled LED high-bay lighting fixtures to provide for thirty
Floor Thickness:	7" unreinforced 4,000 psi concrete floor slab placed over 4" of compacted granular base.	Site Lighting:	Wall and pole mounted LED exterior lighting fixtures to provide an average
Roof:	60-mil fully adhered single ply EPDM membrane over 3.6" - R20.5 expanded	Drive-In Doors:	Two (2) - 14' x 16' electrically operated drive in doors.
Power:	3,000 Amp, 480 Volt, 3 Phase, 4 wire secondary electrical service with expansion capability for up to 2,500 KVa of power demand.	Loading Docks:	26 - 9' x 10' manually operated truck dock doors, equipped with 7' x 8', 40,000 lb. mechanical dock levelers, seals, and bumpers.
Fire Protection:	K-22 ESFR fire suppression system with 2,000 gpm diesel fire pump.	Plumbing:	6" under slab PVC sewer main/ 2" copper domestic water line.



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