

WELCOME TO 1112 W BRIDGE STREET, SPRING CITY, PA

Zoned Industrial/Professional with Farmhouse and 3 Warehouse Buildings Set on 5.3 Acres



5.3 Acres
Zoned Light Industrial
2256 SFT Farmhouse
4-bedroom, 2-bath
New Thermopane windows
New Thermopane doors
6000 SFT warehouse space
Three buildings each 2000 SFT
Electrical Transformer on Site
Powered by 15kVA
Providing 208V 3-Phase Power
Prime Location

1112 W Bridge Street, Spring City PA

**TRISH PAPPANO
BAILEY WILLIAMSON**



COMMERCIAL PROPERTY FOR SALE

kw
KELLERWILLIAMS
REAL ESTATE

484.868.7901
DIRECT

610.353.4300
OFFICE

5.3 Acre Property in Industrial/Professional Office Research District

Property Highlights:

- 2256 SFT farmhouse plus 6000 SFT warehouse space on 4.46 acres
- Zoned PO - INDUSTRIAL/PROFESSIONAL OFFICE RESEARCH DISTRICT
- 375 feet of road frontage
- Electrical transformer on site powered by 15kVA providing 208V 3-phase power to property
- Three additional warehouses that are 2000 SFT each, for a total of 6000 SFT of warehouse/shop space with garages in each building.
- All buildings have 3-phase power and water
- Public sewer and gas hook-up is at the street
- Public water connection is next street over on Stoney Run.
- Property is 4-zoned for HVAC
- Farmhouse has new Thermopane windows and doors
- Farmhouse has 4-bedrooms and 2 bathrooms
- New macerated pressure pump for the septic system
- Flat open lot
- One-key entry to all buildings
- Located in East Vincent Township



Additional 6000 SFT Warehouse/Shop Buildings on 5.3 Acres



Located in Professional Office Industrial District of East Vincent Township
375 FT of Frontage on W. Bridge Street

This unique property zoned light industrial is located in the Industrial/Professional Office Research District of East Vincent Township. The property has 375 FT of road frontage on W. Bridge Street, which is the main thoroughfare to Main Street. Just 2.5 miles to the Royersford Train Station, and just under one hour to the Philadelphia International Airport.

1112 W Bridge Street, Spring City, PA 19475

Electrical Transformer Onsite powered by 15kVA line providing 208V 3-Phase

The 5.3 acre property zoned PO - Industrial/Professional Office Research District offers a 2,256 SFT farmhouse and has three additional warehouse buildings that are 2000 SFT each, for a total of 6000 SFT of warehouse/shop space with garages.

All 4 buildings have 3 phase power and water. Sewer and gas on street. Water connection is next street over on Stoney Run.

Electrical Transformer on site powered by 15kVA line buried up to transformer providing 208V 3-phase power to the entire property.



The 2,256 SFT farmhouse was built in 1850 and is ideal for business or residence, public water, gas, and sewer available. 4 bedrooms, 2 full baths, a walk-up attic that was previously divided into bedrooms for a boarding house, and a full basement with a walkout. 4-zoned for HVAC. 208V 3-phase power. First floor has central air. New Thermopane windows and doors. New macerated pressure pump for the septic system. House has its own separate electrical meter.

Please contact us directly for more information or to schedule a showing:

Trish Pappano | Bailey Williamson

REALTORS®

Keller Williams Real Estate

Direct 484-868-7901 * Office 610-363-4300