Roddy Inc.

Industrial & Commercial Real Estate



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440 STUMP ROAD MONTGOMERY TOWNSHIP MONTGOMERYVILLE, PA TAX PARCEL #: 46-00-03577-058

LOT SIZE: 2.00 acres

DESCRIPTION: Modern one-story manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 22,000 sq. ft.

AVAILABLE UNIT: Approx. 12,000 sq. ft.

Office:Approx. 1,200 sq. ft.Warehouse:Approx. 10,800 sq. ft.

PARKING: Approx. fifty-three (53) automobiles.

AGE OF BUILDING: Built 1964.

CONSTRUCTION: Walls: Front: Brick over concrete block. Sides and Rear: Painted concrete

block.

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

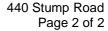
Roof: Rubber membrane roofing system; installed 2010 with a warranty.

CEILING HEIGHT: 16'0" sloping to 15'7" clear under bar joist.

LOADING: Tailgate: Two (2) tailgate loading docks; one (1) 8' x 8' manually-operated

non-insulated steel sectional door (expandable) and one (1) 8' x 10'

manually-operated steel sectional door with load leveler available.





CRANES: Two (2):

 Capacity
 Span
 Approx. Run

 1 ton
 10'
 55'

 2 ton
 15'
 30'

COLUMN SPACING: 49' x 20'

HVAC: Office: Natural gas fired, rooftop-mounted package units.

Warehouse: Natural gas radiant heaters.

INTERIOR LIGHTING: Metal halide fixtures.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 600 amp, 120/240 volt 3 phase 4 wire service provided by PECO Energy.

OFFICE AREA: 1,200 sq. ft. divided into two (2) private offices, one (1) conference room and

reception/open bullpen area. Finishes include 2' x 2' acoustical ceiling tiles,

2' x 4' fluorescent lighting, painted drywall and carpet.

TOILET FACILITIES: Office Area - One (1) unisex restroom containing one (1) water closet and

one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4'

fluorescent lighting, VCT flooring and painted drywall.

WATER: Service provided by North Wales Water Authority.

SEWER: 8" main; service provided by Montgomery Township Municipal Sewer

Authority.

GAS: 4" coated steel service; supplied by PECO.

ASSESSMENT: \$462,330 (2019)

TAXES: County: \$ 1,599 (2019)

Township: \$ 689 (2019)

MCCC: \$ 180 (2019)

School: \$ 12,065 (2019/2020)

TOTAL: \$ 14,533 (\$0.66/SF)

ZONING: LI – Light Industrial

LOCATION: Strategically situated in the Montgomeryville Industrial Center offering

convenient access to Routes 309, 463, 202 and the Pennsylvania Turnpike.

The property is just forty (40) minutes from metropolitan Philadelphia.

AIRPORT: Philadelphia International (PHL) is fifty-one (51) minutes away and

Northeast Philadelphia (PNE) is forty-eight (48) minutes away.

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

minute drive.