

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):

<u>Capacity</u>	<u>Span</u>	<u>Approx. Run</u>
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:	\$ <u>12,065 (2019/2020)</u>
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.