

1304 CONSHOHOCKEN ROAD
CONSHOHOCKEN, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

70,449 SF
5.58 Acres

PROPERTY INFORMATION

- Full Property Available for Lease
- Huge IOS (Outdoor storage) area available
- 70,449 SF on 5.58 Acres
- Zoned HI - Heavy Industrial (Plymouth Township)
- \$51,191 (Est. 2025 Taxes)
- Public Water
- Septic
- Natural Gas
- This property is located along Conshohocken Road in Conshohocken, Pennsylvania providing quick access to I-476, I-276, I-76, Route 202, and Route 422. There is a slip-ramp interchange project planned to connect the Pennsylvania Turnpike to the Lafayette Street extension which once completed will provide immediate access to Conshohocken Road from the PA Turnpike.



PROPERTY HIGHLIGHTS

BUILDING A – WAREHOUSE

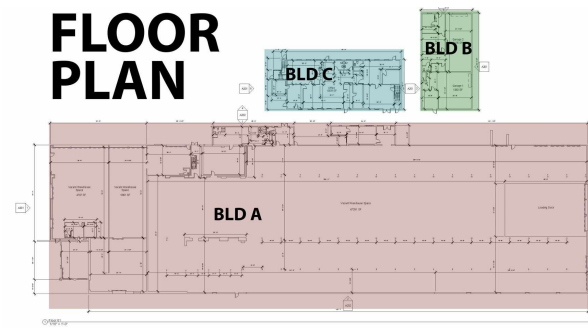
- 60,000 SF Available
- 60k/40k/20k SF Spaces Available
- Recent renovations include: new roof, siding, loading doors, paint and LED lighting
- Center portion of warehouse is 29'6" foot clear height, balance is 16'-21' clear
- Three (3) Loading-Docks (10'h x 8'w)
- Three (3) (16'h x 12'w) to internal loading platform
- Nine (9) oversized Drive-Ins (Option to add additional Drive-In Doors)
- 3 Phase Power with 3 different services: 400 amps 480V, 200 amps 208V, and 200 amps, 208V
- Crane rails in place

BUILDING B – SHOP SPACE

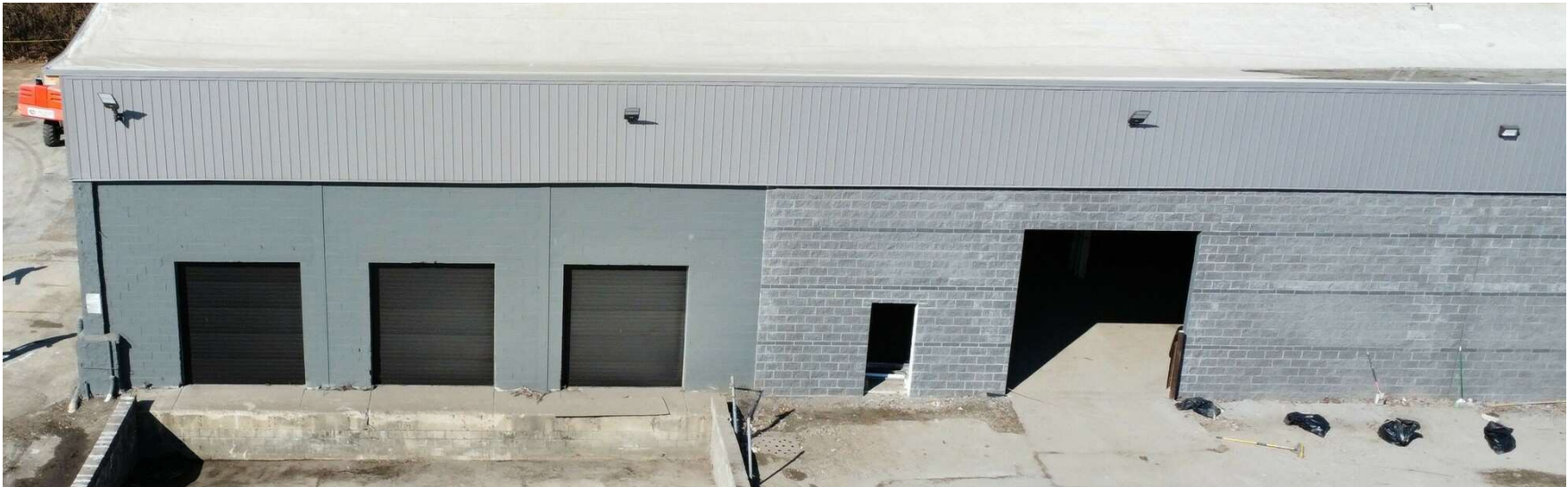
- 3,500 SF
- 2,100/1,400 SF Spaces Available
- Two (2) Drive-In Doors

BUILDING C – OFFICE

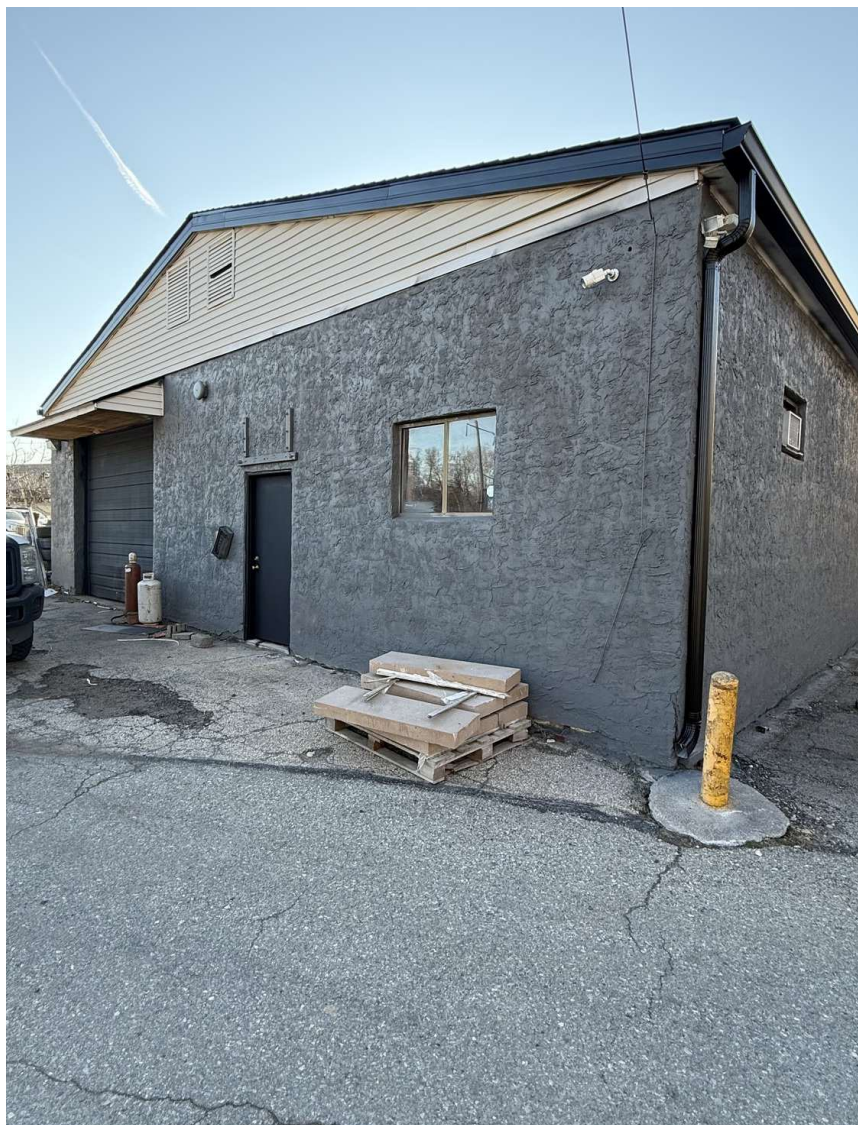
- 8,123 SF
- 8K/4K/2K/1K SF Spaces Available
- Fully Finished office space
- Executive offices, conference rooms, break rooms



BUILDING A – 60,000 SF WAREHOUSE (60K/40K/20K SF)



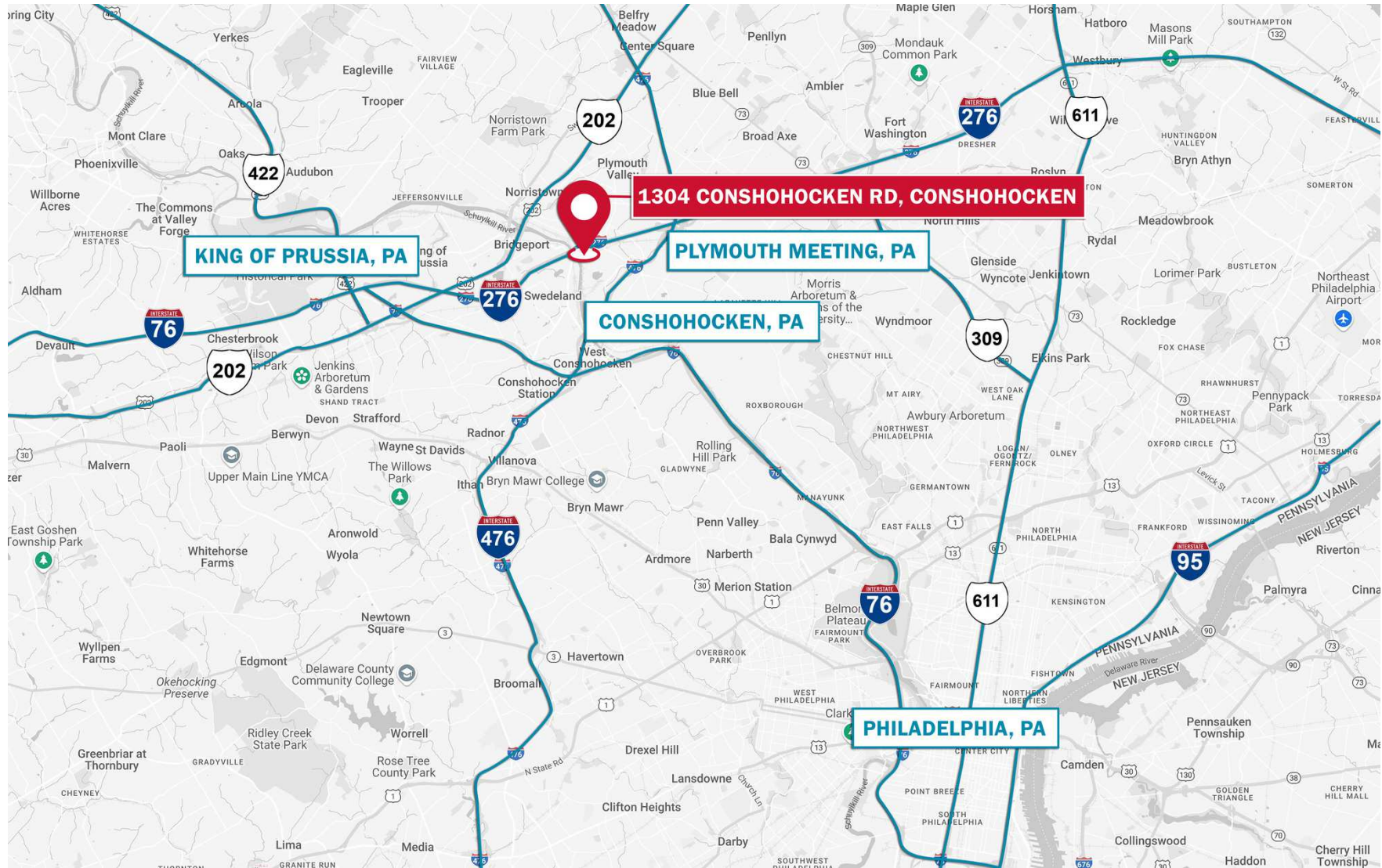
BUILDING B – 3,500 SF SHOP BUILDING (2,100/1,400 SF)



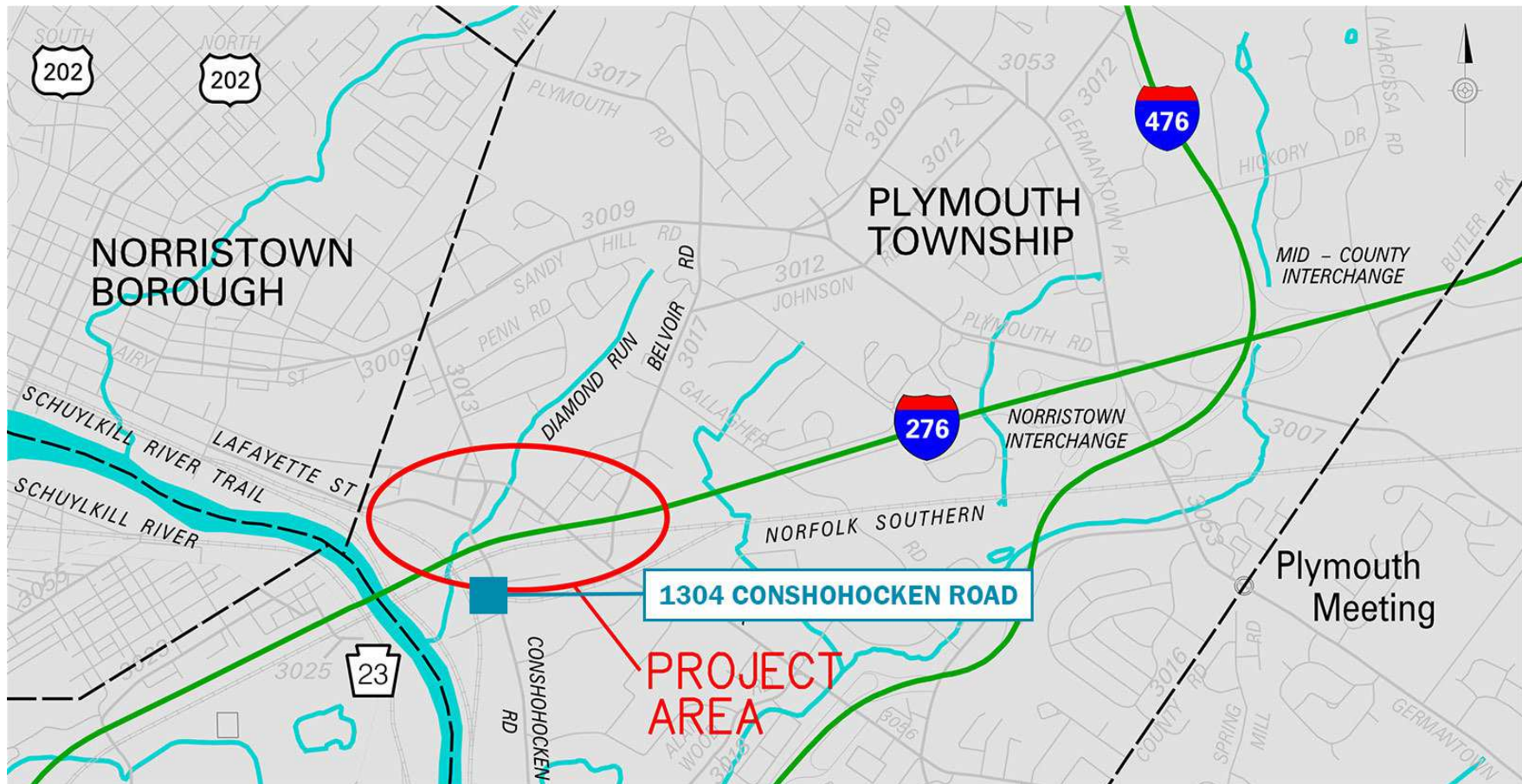
BUILDING C – 8,000 SF OFFICE (8K/4K/2K/1K SF)



AREA MAP



INTERCHANGE PROJECT MAP



DEMOGRAPHICS MAP & REPORT

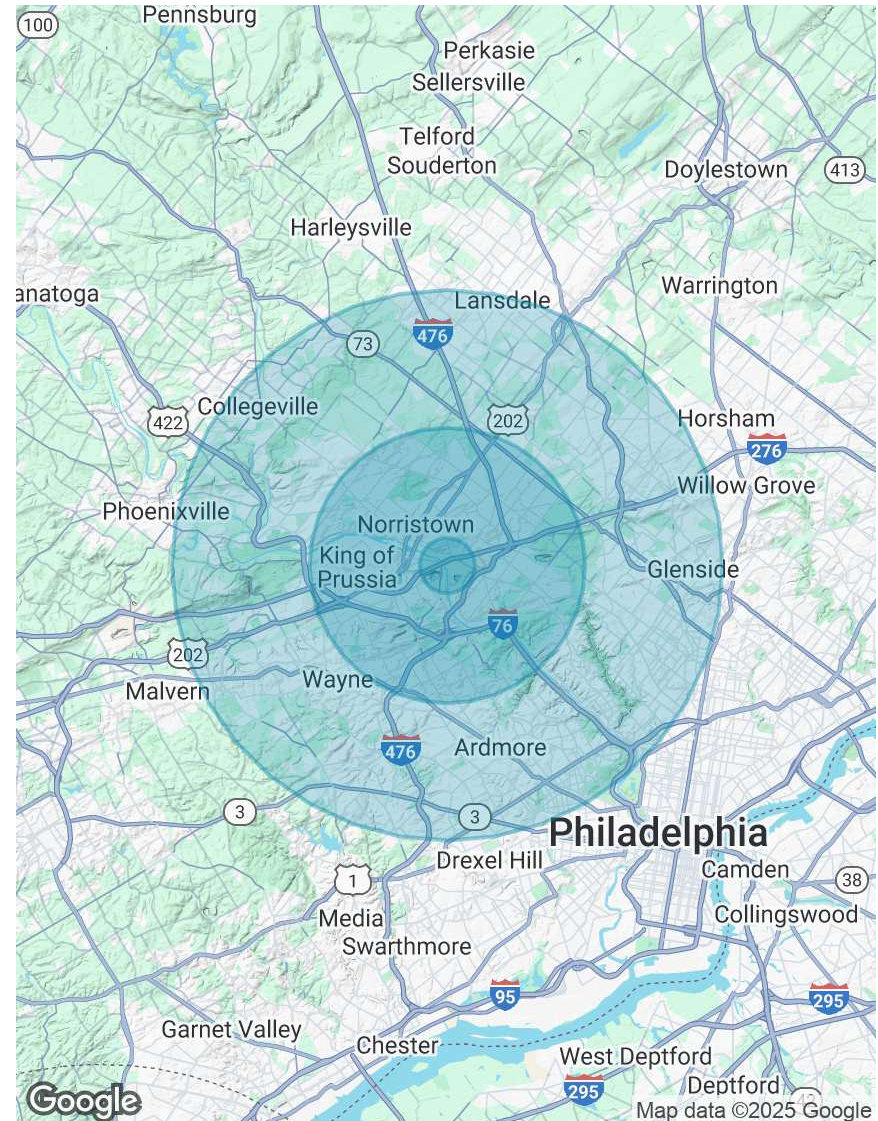
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,764	200,662	970,670
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,217	77,764	382,197
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$93,860	\$151,398	\$149,667
Average House Value	\$309,701	\$514,630	\$496,148

Demographics data derived from AlphaMap



CONTACT



Timothy Pennington

Partner & Senior Vice President

215.448.6266

tpennington@binswanger.com



Matt Corrigan

Senior Vice President

215.448.6018

mcorrigan@binswanger.com



Sean Stitz

Vice President

215.448.6016

sstitz@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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