

# 668 DAVISVILLE ROAD

Willow Grove, Upper Moreland Twp, Montgomery County, PA



**FOR SALE**



**INDUSTRIAL**



**13,306+/- SF**



## PROPERTY HIGHLIGHTS

- Total Building: 13,306+/- SF
- Situated on 0.73+/- acres
- Shop Area: 5,020+/- SF
- 2-Story Section - 8,286+/- SF: 1st floor - 4,143+/- SF shop area; 2nd floor - 4,143+/- SF office area
- Ceiling Height: Main shop area - 16" clear; Rear shop area - 11'8" clear; Front shop area - 10'-1" clear
- Clear span - no columns
- Power: 1000 amps - single-phase; 300 amps 3-phase; 120/240/208 volts; multiple panels located throughout shop areas
- Electrical drops throughout shop areas
- Drive-in Loading: (1) 14'x14' & (2) 10'x10' at grade
- Lighting: LED fixtures throughout. Exterior building mounting fixtures.
- Office Area - 2nd Floor: 4,243+/- SF
- HVAC: Fully cooled and heated via natural gas-fired forced-air units
- Utilities: Municipal water & sewer
- Two suspended paddle fans in main shop area
- Dust collector in rear shop area
- One forklift, optionally available for sale, in addition to racking, office furniture and a host of other personal items
- Restrooms: 7 total, each with one toilet/one sink
- Construction: Walls- Painted masonry block (interior & exterior); front & portion of side walls are brick over block
- Structure: Masonry block and steel
- Floor: Epoxy coated throughout shop areas
- Laminate floor-covering in office area
- Roof: Rubber membrane installed over existing roof
- Employee Parking: 24 (somewhat expandable)
- Zoning: CC - Commercial Core
- Real Estate Taxes 2025: \$31,368.82 or \$2.36 PSF

## PROPERTY DESCRIPTION

Recently renovated, fully climate-controlled, manufacturing/industrial/flex facility. Can easily accommodate multiple occupants and a wide array of uses. Situated on a high-traffic route. Building will be vacant March 2026.

## LOCATION DESCRIPTION

0.8 miles from Route 611/Easton Road & Route 263/York Road  
1.8 miles from Willow Grove interchange of the PA Turnpike  
0.8 miles to Willow Grove bus station

## FOR MORE INFORMATION

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# NAIMertz



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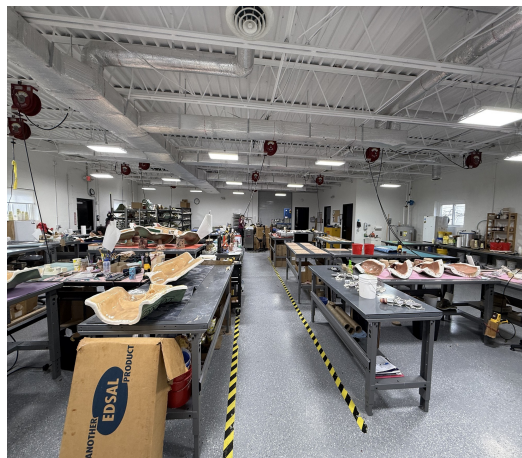
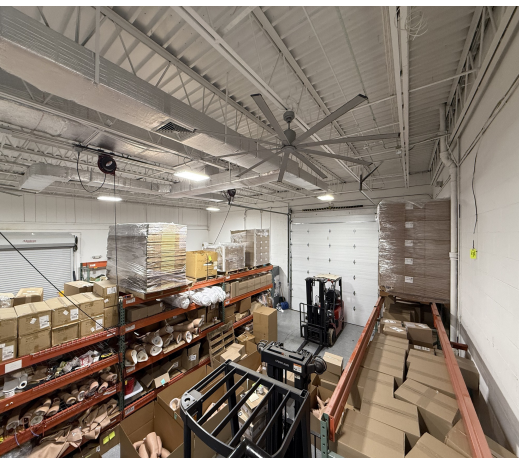
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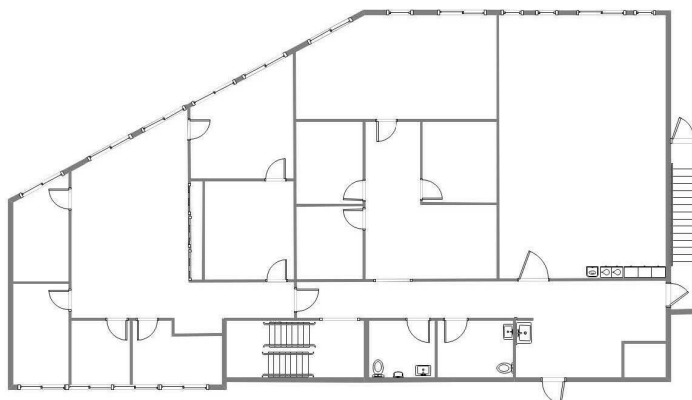
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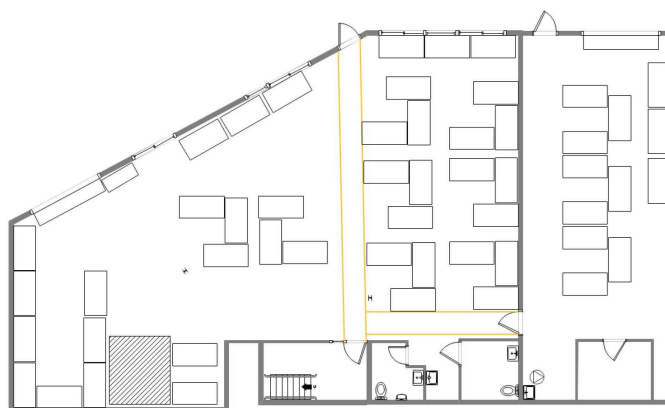
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OFFICE AREA (2ND FLOOR)



SHOP AREA



SHOP AREA & WAREHOUSE

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