

# 6 UNION HILL ROAD

WEST CONSHOHOCKEN, PA



FOR LEASE



INDUSTRIAL



13,000 SF



**13,000 SF for lease  
with unparalleled  
visibility on I-476**

41,698 SF, primarily one-story  
industrial / flex building

Immediately Available	13,000± SF
Warehouse	10,640± SF
Office	2,455± SF
Zoning	LI
Taxes (2022)	\$39,725 (\$0.95/SF)

Strategically located at the  
intersection of I-76 & I-476

## YOUR COMPANY NAME IN LIGHTS!

Illuminated Building Signage is available  
and clearly visible from I-476  
where over 100,000 vehicles pass daily




## FOR MORE INFORMATION

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# NAI Mertz

 **NAI Mertz**  
210 E. Street Road, Suite 3B  
Feasterville-Treose, PA 19053  
+1 215 396 2900 | [naimertz.com](http://naimertz.com)

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## WEST CONSHOHOCKEN, PA



FOR LEASE

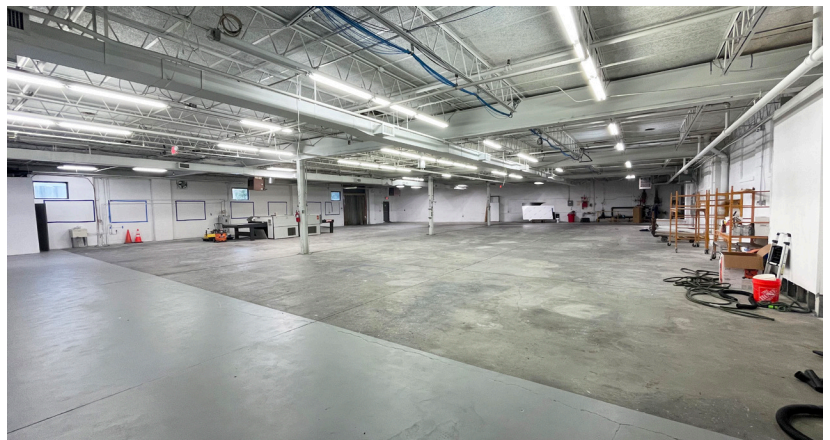
INDUSTRIAL

13,000 SF

### CURRENT AVAILABILITY

#### UNIT A

- 13,000± SF unit for lease
  - 10,640± SF warehouse (133'x 80')
  - 2,455± SF office area w/ conference room & kitchenette
- One (1) drive-in door
- Tailgate loading via shared dock
- Clear heights:
  - 13' to ceiling
  - 11'6" to truss
- Column spacing varies - predominantly 27' x 38.5'
- Electrical service via (3) panels, all connected to a transformer
  - (1) 200 amp, 480v, 3P
  - (1) 200 amp, 480/277v, 3P
  - (1) 40 amp, 480v, 3P
- Fully temperature controlled
- Wet sprinkler system
- Two (2) unisex restrooms




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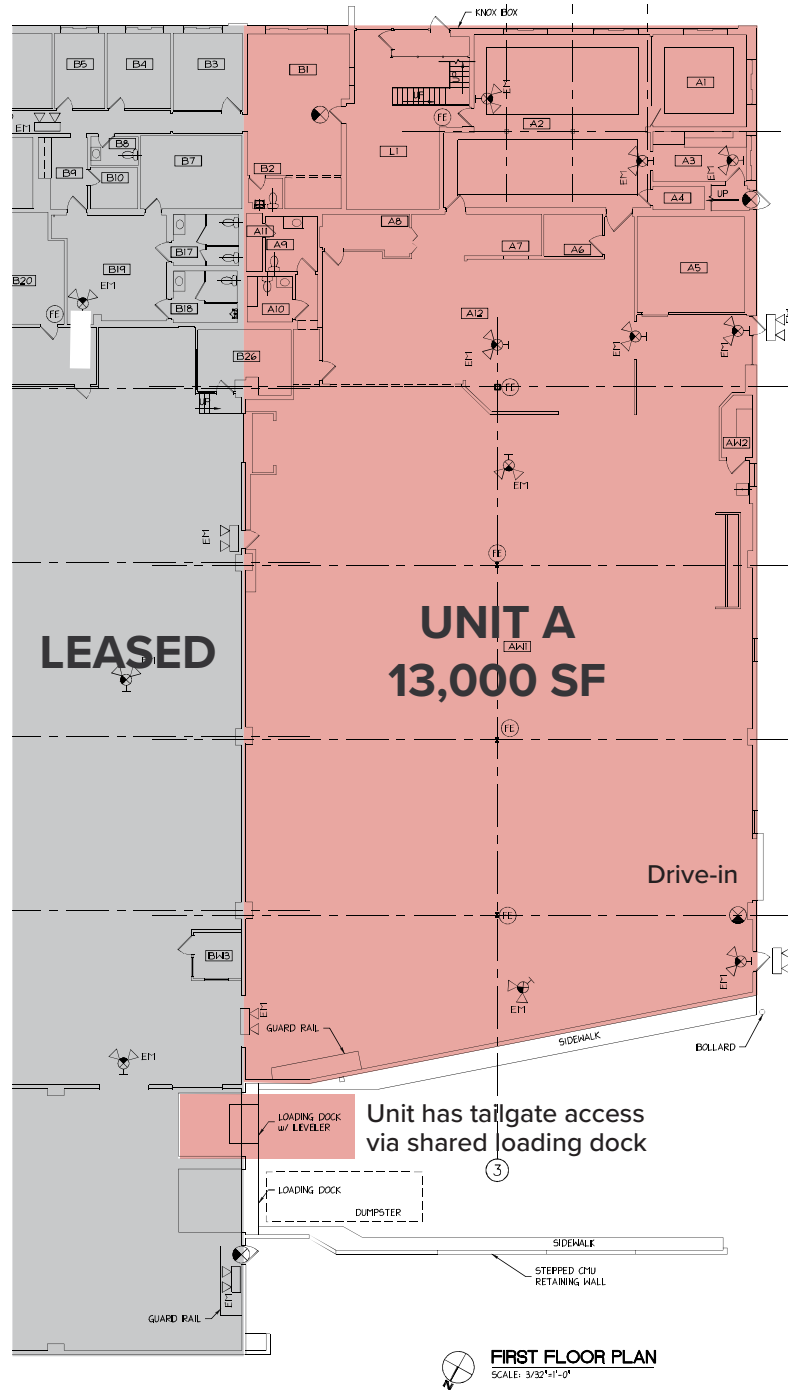
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INTERSECTION  
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### LOCATION INFORMATION

<b>Distance to</b>	
I-476 (Blue Route)	1.0 mi
I-76 (Schuylkill Expressway)	1.4 mi
PA Turnpike	5.0 mi
Center City Philadelphia	15 mi

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