

1400 Industrial Hwy, Pottstown, PA 19464 - Lower Pottsgrove Township

# Industrial Space

## For Sale

Current Indoor/Outdoor Sports Facility



## 60,575 SF AVAILABLE FOR SALE



2 drive-in  
Bay Doors



28' Clear  
Height



8.21  
Acreage

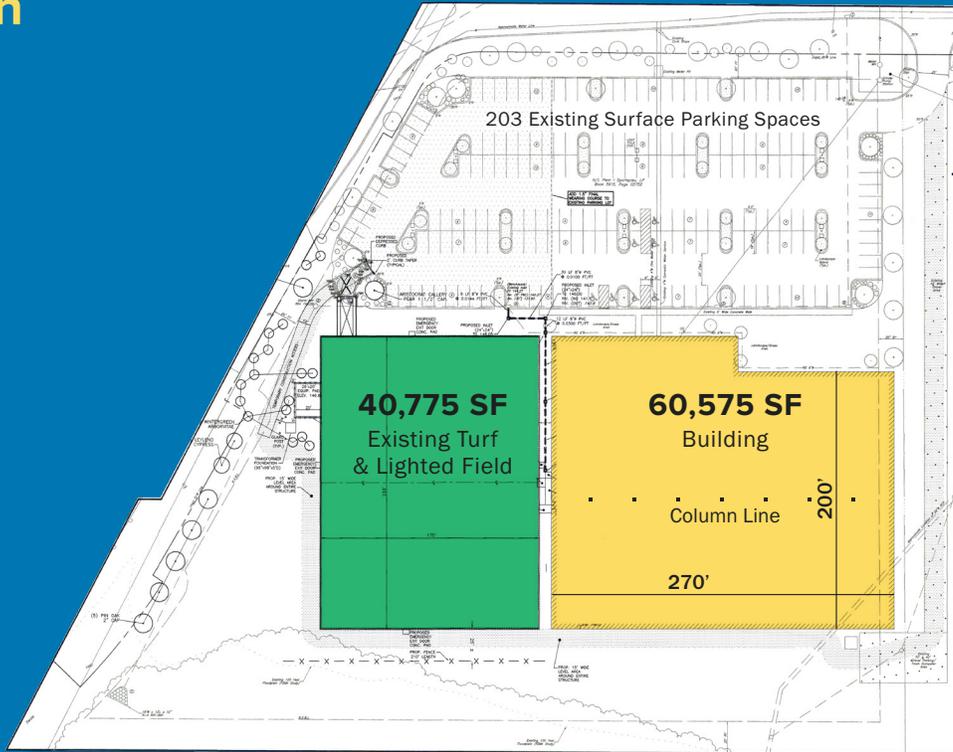


203 Surface  
Parking

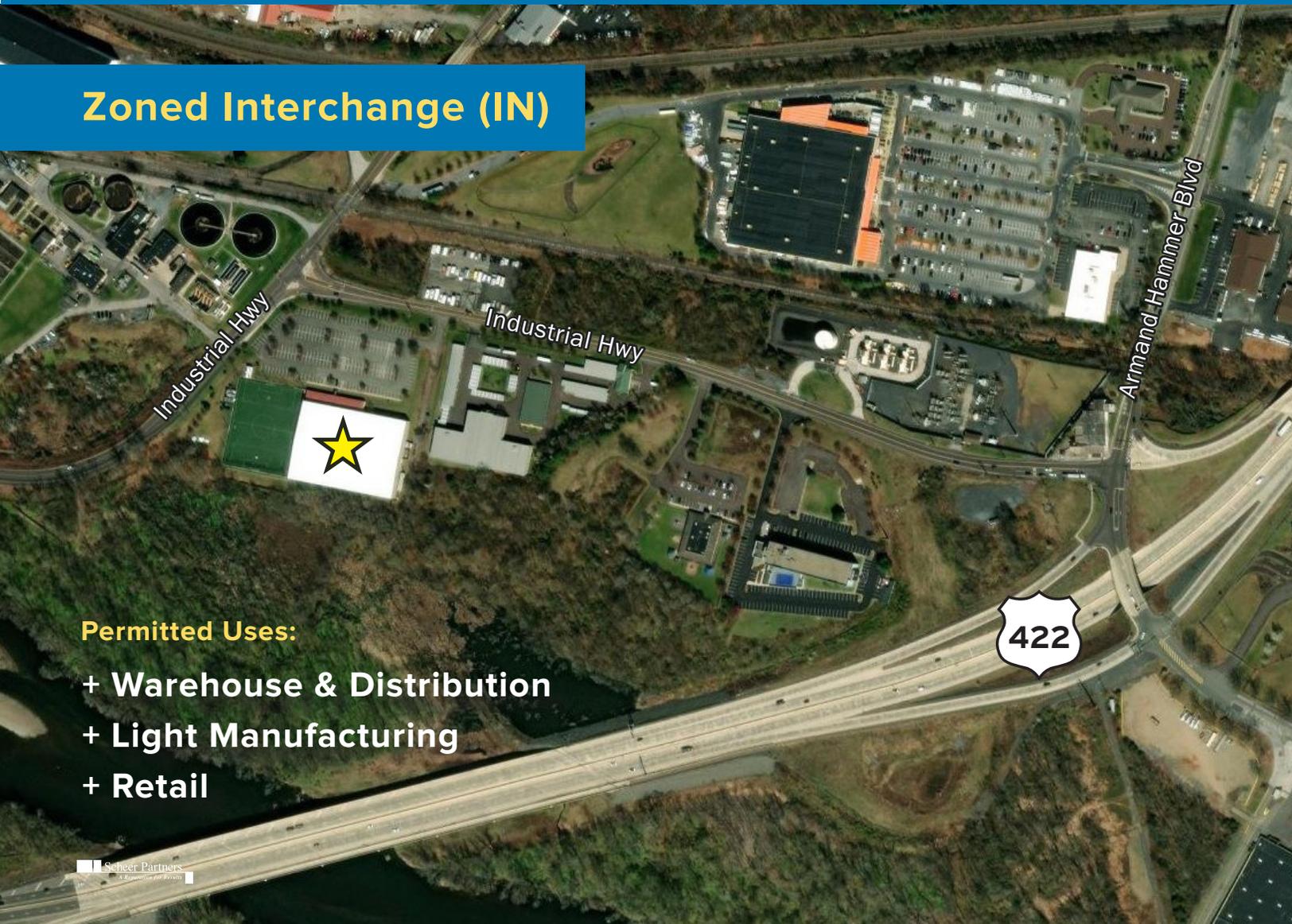
**301-337-4700**  
[www.scheerpartners.com](http://www.scheerpartners.com)

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# Site Plan



# Zoned Interchange (IN)

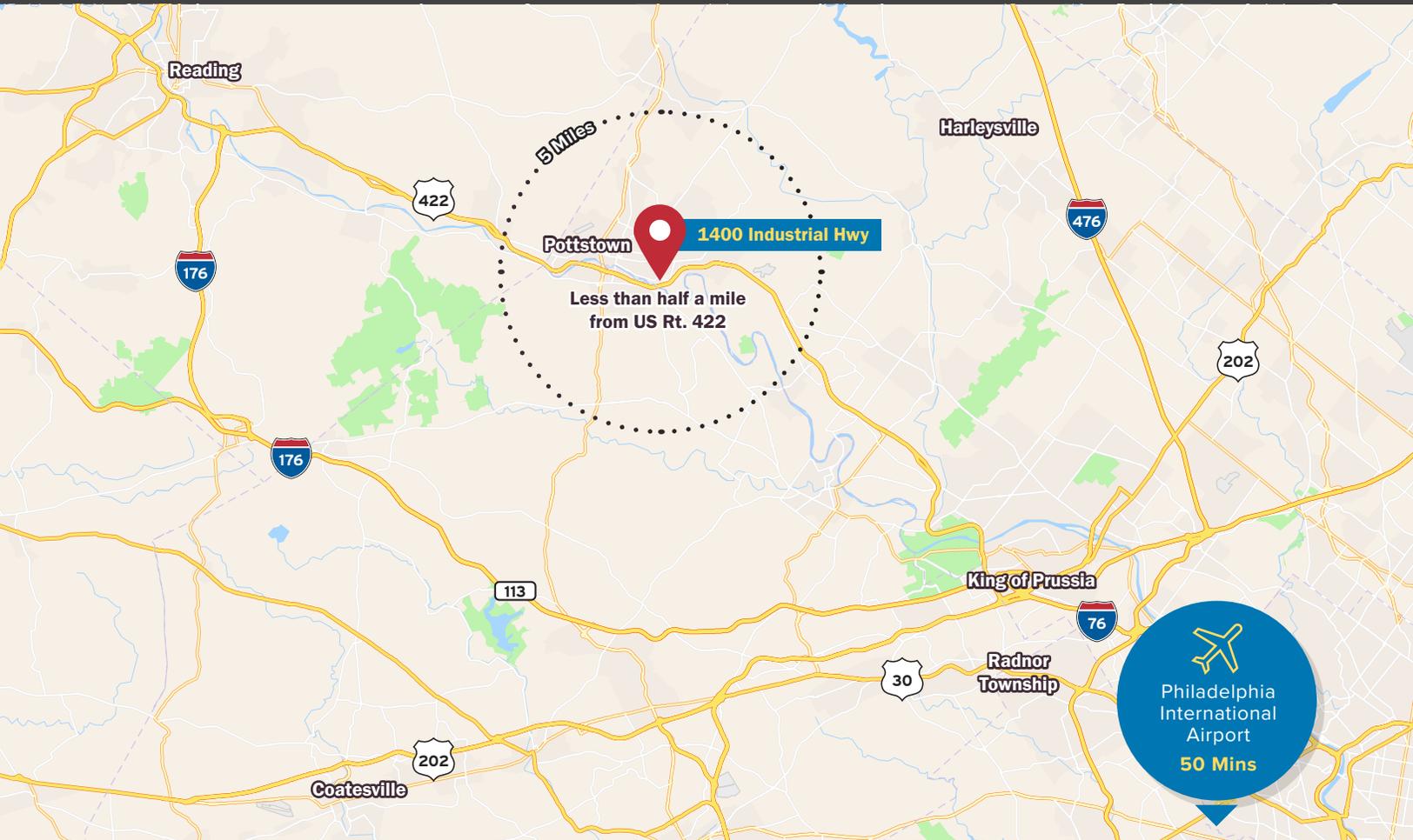


## Permitted Uses:

- + Warehouse & Distribution
- + Light Manufacturing
- + Retail

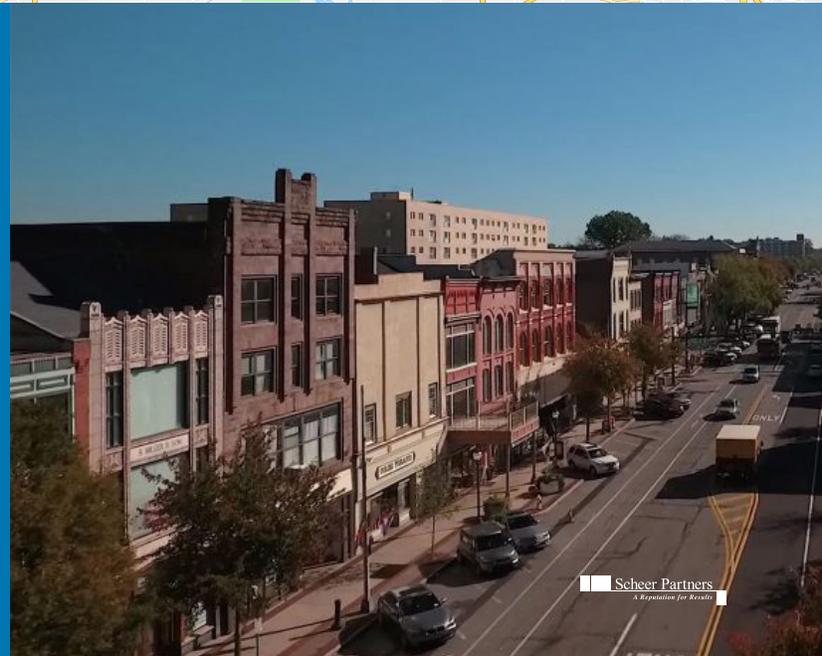
# Prime Industrial Hub in Pottstown, PA

Pottstown, PA offers strategic advantages for industrial and commercial businesses. With access to US Rt. 422, I-76, and I-476, it connects efficiently to the Greater Philadelphia area. Proximity to regional rail and the Port of Philadelphia supports streamlined logistics. Backed by a skilled workforce and pro-business leadership, Pottstown is an ideal location for growth, affordability, and operational efficiency.



<b>Population</b>	<b>5 Miles</b>
Total Population .....	23,349
Average Age .....	38.8
<b>Households &amp; Income</b>	<b>5 Miles</b>
Total Households .....	9,638
# Of Persons Per HH .....	2.36
Average HH Income .....	\$56,174
Average House Value .....	\$172,300

\*Retrieved from Census Reporter Profile page for Pottstown, PA



# Strategically Located Along the US Rt. 422 Corridor



## For inquiries, please contact:

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