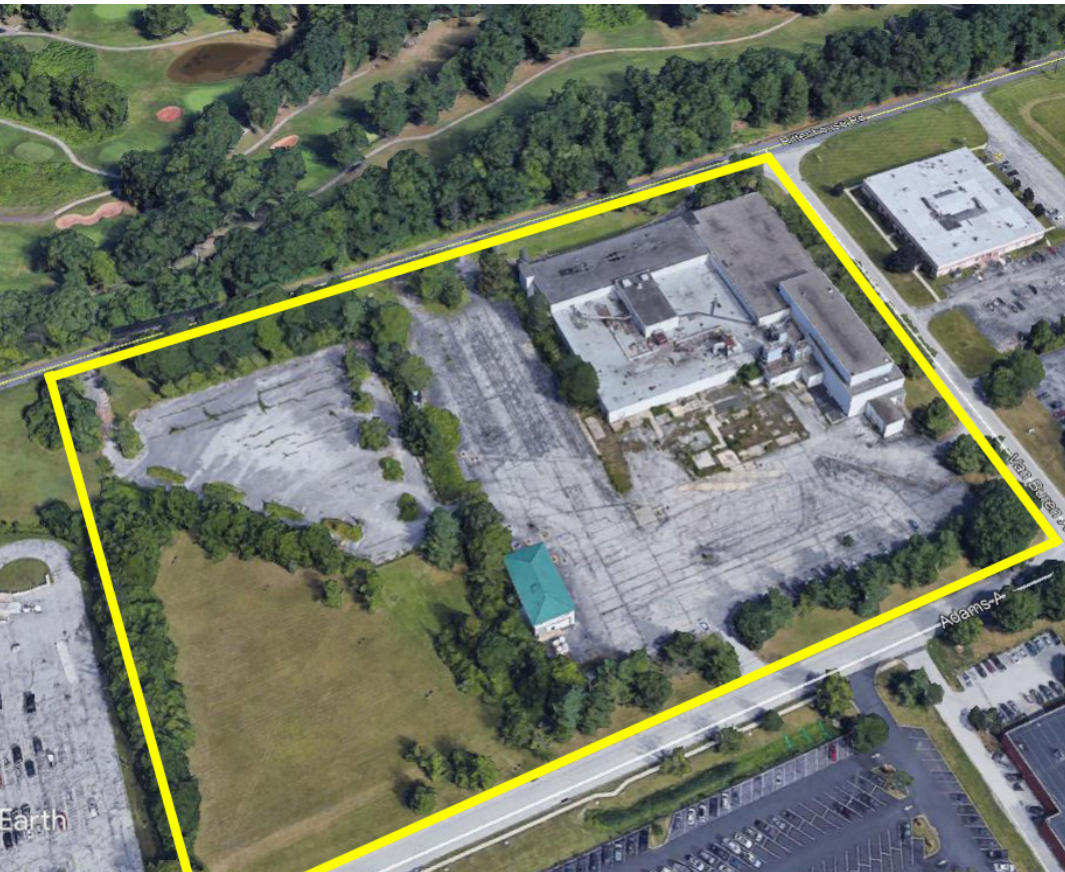


AVAILABLE FOR SALE

950 Rittenhouse Road | Valley Forge Corporate Center Audobon/Norristown, Pennsylvania

INDUSTRIAL/FLEX/MULTI-USE REDEVELOPMENT OPPORTUNITY.



Property Information

- Located in the Valley Forge Business Center
- 147,000± SF, one and part two-story, free standing, office, industrial and/or manufacturing facility situated on 14 acres with potential to sub-divide to 5 acres
- Predominantly 15'9" – 15'11" ceiling heights to underside of bar joist, with 13' section and 40'+ in a section of the shop area
- (2) tailgate docks (one with a leveler); (1) overhead door accessed via a platform with (3) dock positions; (1) overhead door accessed via a van-height platform; and, (1) drive-in door
- Column spacing: 40' x 40', 36' x 35', and 40' x 20'
- Electric service: 4000 amp, 480 volts, 3-phase
- Wet sprinkler system throughout

Contact Information:

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Zoning & Economic Incentives

- Zoning: IP – Industrial Park District & MUP – Mixed Use Overlay District
- Economic Incentives: Situated in a LERTA (Local Economic Revitalization Tax Assistance) zone offering partial abatements for 10 years based in any increases in property tax assessments

