

Roddy Inc.
Industrial & Commercial Realtors



Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, Pennsylvania 19020-2028
Ph: 215.245.2600
Fax: 215.245.2670
email: realestate@roddyinc.com

PREMISES: 121 Domorah Drive
Montgomeryville Industrial Center
Montgomery Township
Montgomery County, PA
Tax Parcel #: 46-00796742

LOT SIZE: 2.07 acres

DESCRIPTION: One-story, modern, warehouse/manufacturing facility.

SIZE OF BUILDING: Approximately 24,270 square feet.

Office Area: Approximately 7,000 square feet.

Plant/Warehouse Area: Approximately 17,270 square feet.

PARKING: Macadam paved parking for approximately twenty (20) automobiles.

AGE OF BUILDING: Constructed 1985.

CONSTRUCTION: **Walls:** Masonry and steel.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: Assumed but not confirmed to be rubber membrane.

CEILING HEIGHT: 24'0" clear under bar joist.

LOADING: **Tailgate:** Two (2) tailgate loading docks with insulated steel sectional doors.

Drive- In: One (1) steel sectional drive-in door.



SPRINKLER SYSTEM: 100% Wet system.

HVAC: Plant Area: Heated and air-conditioned throughout.
Office Area: Heated and air-conditioned throughout.

INTERIOR LIGHTING: Fluorescent.

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRICAL SERVICE: Service provided by PECO.

WATER: Service provided by North Wales Water Authority.

SEWER SERVICE: 8" main; service provided by Montgomery Township Municipal Sewer Authority.

GAS: 4" coated steel service; supplied by PECO.

ASSESSMENT: \$681,060 (2011)

TAXES:

County:	\$1,835	(2011)
Township:	\$1,015	(2011)
School:	\$14,954	(2011)
TOTAL:	\$17,804	(\$0.73/SF)

ZONING: LI – Limited Industrial (Ordinance attached)

LOCATION: Strategically situated in the Montgomeryville Industrial Center offering convenient access to Routes 309, 463, 202 and the Pennsylvania Turnpike. The property is just forty (40) minutes from metropolitan Philadelphia.

HOTELS: Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

MISCELLANEOUS: Compressed air lines.

**Information contained herein was provided by third parties and has not been verified.
Roddy Inc. makes no claim as to the accuracy of same.**