

Property Maps



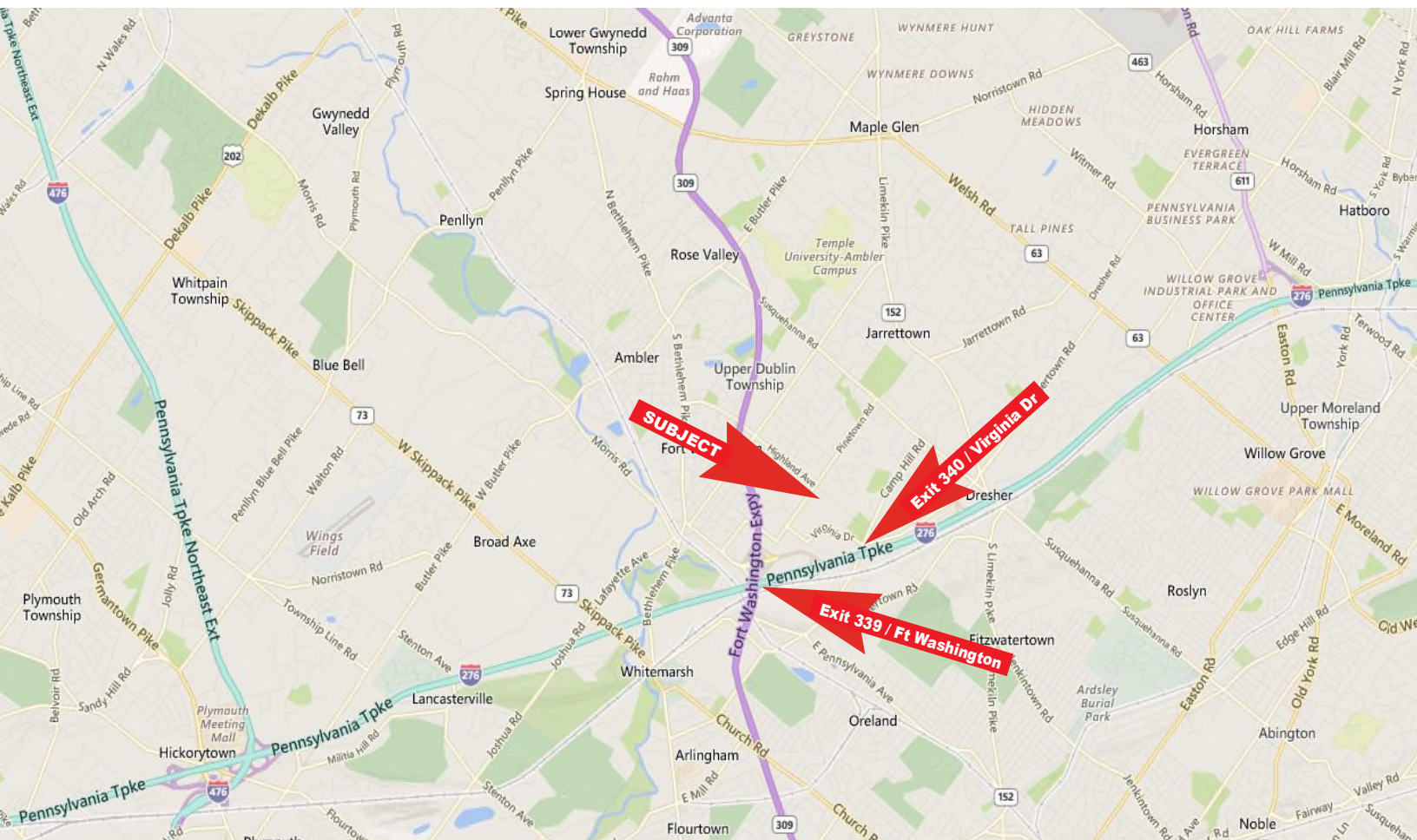
Roddy

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DRIVE TIMES

- Philadelphia CBD: 35 min
- Trenton, NJ: 35 min
- New York, NY: 1.5 hrs
- Harrisburg, PA: 1.5 hrs
- Baltimore, MD: 2 hrs
- Washington, DC: 2.5 hrs



PRIME LIGHT INDUSTRIAL INVESTMENT OPPORTUNITY



FORT WASHINGTON POST OFFICE

575 Pinetown Road, Fort Washington Office Park, Fort Washington, Montgomery County, PA 19034

OVERVIEW

A prime one-story light industrial building located in Upper Dublin's Fort Washington Office Park—a 536 acre regional commerce center consisting of 97 properties with more than 65 buildings containing in excess of 4.5 million square feet of mainly class "A" commercial and industrial real estate—offering an unparalleled accessible location and stable rents.

LOCATION

Upper Dublin Township, Montgomery County, Pennsylvania is centrally-located within the Philadelphia MSA and contiguous to Philadelphia, providing immediate access to the Pennsylvania Turnpike (Exit 339/Fort Washington Interchange; Exit 340/Virginia Drive) and easy access to Interstate 476, U.S. Route 1, Interstate 95 and bridges to New Jersey.

RENT ROLL

The building is 100% leased to the United States Postal Service on a long-term basis, who have been the sole tenant since 1998.

STABLE MARKET

Montgomery County's light industrial market has historically remained extremely stable. The current supply of comparable buildings is at an all-time low, which should allow the new owner of the property to increase the rent when the lease is up for renewal and enjoy a stable, long-term cash flow.

PROPERTY DETAILS

Lot Size: 3.04 Acres
Description: Modern one-story fully air-conditioned building.
Building Size: Approx. 28,800 Sq. Ft.
Offices: Approx. 4,800 Sq. Ft.
Warehouse: Approx. 24,000 Sq. Ft.
Parking: Approx. 86 automobiles.
Frame: Perimeter steel.
Walls: Warehouse: Brick and block with insulated steel panel above with the rear wall being painted concrete block. Offices: Brick over block.
Floors: Assumed, but not verified, to be 6" reinforced concrete.
Roof: .045 EPDM membrane over 2" polyisocyanurate insulation installed in June 1999. Interior roof drainage system. Interior roof ladder.

Ceiling Height: 19'7" sloping to 19'4" under bar joist.
Loading: 3 tailgate docks and 2 postal truck height tailgate docks; expandable.
Columns: 39'8" x 36'5".
Sprinkler: 100% wet system.
HVAC: 100% heated and air-conditioned by natural gas-fired rooftop package units.
Electric: 800 amp, 120/208 volt, 3 phase, 4 wire.
Zoning: EC, Employment Center District; Upper Dublin Township.



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Call for further information or visit this property and others on our website at www.roddyinc.com

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