



**440 STUMP ROAD**  
**MONTGOMERY TOWNSHIP**  
**MONTGOMERYVILLE, PA**  
**TAX PARCEL #: 46-00-03577-058**

<b>LOT SIZE:</b>	2.00 acres									
<b>DESCRIPTION:</b>	Modern one-story manufacturing/warehouse facility.									
<b>SIZE OF BUILDING:</b>	Approx. 22,000 sq. ft.									
<b>AVAILABLE UNIT:</b>	Approx. 12,000 sq. ft.									
	<b><u>Office:</u></b> Approx. 1,200 sq. ft.									
	<b><u>Warehouse:</u></b> Approx. 10,800 sq. ft.									
<b>PARKING:</b>	Approx. fifty-three (53) automobiles.									
<b>AGE OF BUILDING:</b>	Built 1964.									
<b>CONSTRUCTION:</b>	<b><u>Walls:</u></b> <i>Front:</i> Brick over concrete block. <i>Sides and Rear:</i> Painted concrete block. <b><u>Floors:</u></b> Assumed but not verified to be 6" reinforced concrete. <b><u>Roof:</u></b> Rubber membrane roofing system; installed 2010 with a warranty.									
<b>CEILING HEIGHT:</b>	16'0" sloping to 15'7" clear under bar joist.									
<b>LOADING:</b>	<b><u>Tailgate:</u></b> Two (2) tailgate loading docks; one (1) 8' x 8' manually-operated non-insulated steel sectional door (expandable) and one (1) 8' x 10' manually-operated steel sectional door with load leveler available.									
<b>CRANES:</b>	Two (2):									
	<table><thead><tr><th><u>Capacity</u></th><th><u>Span</u></th><th><u>Approx. Run</u></th></tr></thead><tbody><tr><td>1 ton</td><td>10'</td><td>55'</td></tr><tr><td>2 ton</td><td>15'</td><td>30'</td></tr></tbody></table>	<u>Capacity</u>	<u>Span</u>	<u>Approx. Run</u>	1 ton	10'	55'	2 ton	15'	30'
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**COLUMN SPACING:** 49' x 20'

**HVAC:** Office: Natural gas fired, rooftop-mounted package units.  
Warehouse: Natural gas radiant heaters.

**INTERIOR LIGHTING:** Metal halide fixtures.

**EXTERIOR LIGHTING:** Wall-mounted fixtures.

**ELECTRIC:** 600 amp, 120/240 volt 3 phase 4 wire service provided by PECO Energy.

**OFFICE AREA:** 1,200 sq. ft. divided into two (2) private offices, one (1) conference room and reception/open bullpen area. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted drywall and carpet.

**TOILET FACILITIES:** Office Area – One (1) unisex restroom containing one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, VCT flooring and painted drywall.

**WATER:** Service provided by North Wales Water Authority.

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

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

**ASSESSMENT:** \$462,330 (2019)

**TAXES:**

County:	\$ 1,599 (2019)
Township:	\$ 689 (2019)
MCCC:	\$ 180 (2019)
School:	<u>\$ 12,065 (2019/2020)</u>
TOTAL:	\$ 14,533 (\$0.66/SF)

**ZONING:** LI – Light Industrial

**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.

**AIRPORT:** Philadelphia International (PHL) is fifty-one (51) minutes away and Northeast Philadelphia (PNE) is forty-eight (48) minutes away.

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