



**2220 MAPLEWOOD AVENUE
ABINGTON TOWNSHIP
WILLOW GROVE, MONTGOMERY COUNTY, PA 19090**

LOT SIZE:	1.43 acres
DESCRIPTION:	Modern, manufacturing/warehouse facility.
AVAILABLE SPACE:	Approx. 22,710 sq. ft. Offices: Approx. 240 sq. ft. Plant/Warehouse: Approx. 22,470 sq. ft.
PARKING:	Macadam/stone parking available for approx. forty (40) automobiles.
AGE OF BUILDING:	Built 1960 with an addition in 1969.
CONSTRUCTION:	Frame: Steel. Walls: Pre-engineered steel with insulated sandwich panel having masonry footings and foundation walls with a combination of painted concrete block and brick with stucco over concrete block. Floors: Assumed but not verified to be 6" reinforced concrete. Roof: Insulated rubber membrane roof installed 2015.
CEILING HEIGHT:	7,832 sq. ft. at 12'1" to underside of bar joist. 12,904 sq. ft. at 16'2" to the underside of beam.
LOADING:	Tailgate: Three (3) doors. One (1) 12' x 12' manually operated insulated steel sectional door with vision panels. Two (2) 8' x 8' manually operated insulated steel sectional doors with dock bumpers; one having vision panels and in-floor load leveler. Drive-In: One (1) 16' x 16' electrically operated insulated steel sectional door having vision panels.
COLUMN SPACING:	20' x 30' and 20' x 40'



SPRINKLER SYSTEM:	100% Wet system supplied by an 8" main. System is monitored by Grish Alarm Company.
HVAC:	Plant/Warehouse: Heated via gas-fired ceiling suspended Reznor blower units. Office: Cooled via wall unit air conditioner.
INTERIOR LIGHTING:	Mix of T5 and T12 throughout.
EXTERIOR LIGHTING:	Wall-mounted and pole-mounted fixtures.
ELECTRIC:	1200-amp, 480/277 volt, 3 phase, 4 wire; service provided by PECO Energy.
OFFICE AREA:	240 sq. ft. on a mezzanine level. Finishes include mix of painted drywall and concrete block, fluorescent lighting and carpet.
TOILET FACILITIES:	Plant/Warehouse: Two (2) men's rooms each having one (1) water closet, one (1) urinal and one (1) lavatory. Two (2) ladies' rooms each having one (1) water closet and one (1) lavatory. Finishes include painted concrete block, fluorescent lighting and a mix of painted concrete and VCT flooring.
WATER:	Serviced by Aqua America.
SEWER:	Serviced by Abington Township.
GAS:	Serviced by PECO Energy.
ASSESSMENT:	\$633,280 (2022)
TAXES:	\$0.84/SF
ZONING:	SI-W Suburban Industrial-Willow Grove
LOCATION:	Strategically located approx. three (3) miles from the Willow Grove Interchange (Exit 343) of the Pennsylvania Turnpike (I-276), the property provides convenient access to the Northeast Extension (I-476), Interstate 95, Easton Rd (PA 611), Bethlehem Pike (PA 309), US Route 1 and bridges to New Jersey. Driving time to central Philadelphia is approx. forty (40) minutes and Trenton, NJ is approx. thirty (30) minutes.
AIRPORT:	Philadelphia International is forty (40) minutes away, Lehigh Valley International is sixty (60) minutes away and Northeast Philadelphia Airport is twenty-four (24) minutes away.
HOTELS:	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
PUBLIC TRANSPORTATION:	SEPTA Bus 55 stops at the intersection of Old York Rd & Old Welsh Rd, an approximate nine (9) minute walk from the property.



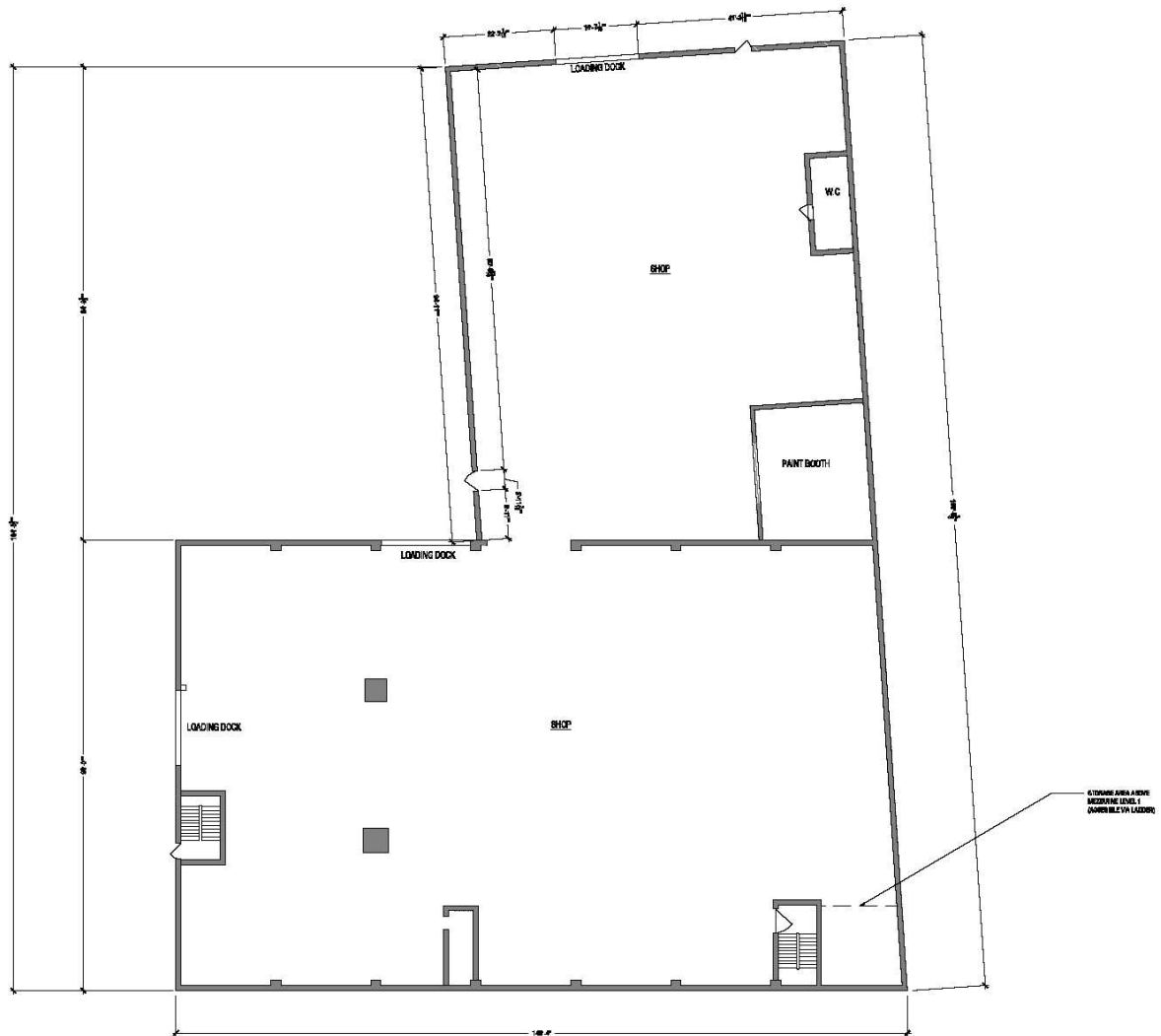
AMENITIES:

Willow Grove Park, a premier shopping and family entertainment destination of Montgomery County, is conveniently located to the property. The Park offers over 130 stores and restaurants including Nordstrom Rack, Macy's, The Cheesecake Factory, Yard House and many more.

MISCELLANEOUS:

- * Exhaust fans throughout
- * Perimeter windows
- * Column-mounted fans
- * Property is fenced

WAREHOUSE



OFFICE

