

FOR SALE

SUBURBAN PHILADELPHIA COLD STORAGE/FOOD PRODUCTION FACILITY

APPROX. 51,618 SQ. FT. ON 2.65 ACRES



244 Shoemaker Road, Pottstown Industrial Park
Pottstown Borough, Montgomery County, PA 19464

90% financing available to a qualified buyer (40% of which could be at a 3.75 % interest rate amortized over 20 years).

LOT SIZE: 2.65 acres

DESCRIPTION: Modern one-story cold storage/food manufacturing facility with extensive cooler and freezer capacity. Located in Federal Opportunity Zone.

SIZE OF BUILDING: Approx. 51,618 sq. ft. **Office:** Approx. 5,000 sq. ft.

Plant/Warehouse: Approx. 46,618 sq. ft. **Freezer Area:** 9,528 sq. ft.

Cooler Area: 5,908 SF **Ambient Storage:** 31,182 sq. ft.

PARKING: Macadam paved parking for approx. thirty (30) automobiles; expandable.

AGE OF BUILDING: Built 1979.

CONSTRUCTION: **Walls:** Perimeter steel construction with insulated steel sandwich panels. The office elevation is brick over concrete block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Standing seam metal roof.

CEILING HEIGHT: **Area 1:** Low: 12'8" under purlin 11'6" under beam. High: 14'10" under purlin 13'9" under beam. **Area 2:** Low: 17'9" under purlin 16'7" under beam. High: 18'6" under purlin 17'1" under beam. **Area 3:** Low: 17'9" under purlin 16'3" under beam. High: 18'10" under purlin 17'3" under beam.

LOADING: **Tailgate:** Nine (9) tailgate loading docks accessed via 8' x 10' insulated steel sectional doors with vision panels. All doors are outfitted with new hydraulic levelers, dock seals, dock bumpers, and LED dock lights. Two (2) additional 8' x 10' dock doors outfitted with dock seals adjacent to the cooler area are not in use but provide potential direct access to the cooler. **Drive In:** One (1) 10' x 12' insulated steel sectional door.

COOLER: Two (2) coolers totaling approximately 5,908 sq. ft. One (1) cooler installed 2023 is approximately 4,908 sq. ft. and has a ceiling height of 17'6" clear. One (1) cooler is approximately 1,000 SF, has a ceiling height of 9'6" clear.

FREEZER: Three (3) freezers totaling approximately 9,528 sq. ft. One (1) 4,129 sq. ft. freezer with a ceiling height of 17'6" was installed in 2023. One (1) 4,460 sq. ft. freezer with a ceiling height of 17'6" clear was installed in 2023. One 939 sq. ft. freezer has a ceiling height of 9'6" clear.

HVAC: **Office:** Heated via an electric boiler. A Trane split system provides air conditioning. The air handler is above the drop ceiling, and the outdoor unit is rooftop-mounted. **Plant/Warehouse:** Suspended natural gas-fired blower units. Four (4) brand new, uninstalled 15-ton/350,000 BTU Daikin rooftop package units.

INTERIOR LIGHTING: **Office:** LED. **Plant/Warehouse:** Mostly metal halide.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 3,200-amp, 480/277 volt and volt 3 phase, four wire services; service provided by PECO Energy.

OFFICES: 5,000 sq. ft. divided into ten (10) private offices, a large general office area, and one (1) break room with cabinets and sink. One (1) executive office has a private restroom with a water closet, lavatory, and stall shower. Finishes include 2' x 4' acoustic ceiling tiles, 2' x 4' fluorescent lighting, painted drywall, and carpeted floors.

SPRINKLERS: Wet system monitored by Keystone Fire Protection.

WATER: Service provided by Pottstown Borough Authority.

SEWER SERVICE: Service provided by The Pottstown Borough Authority.

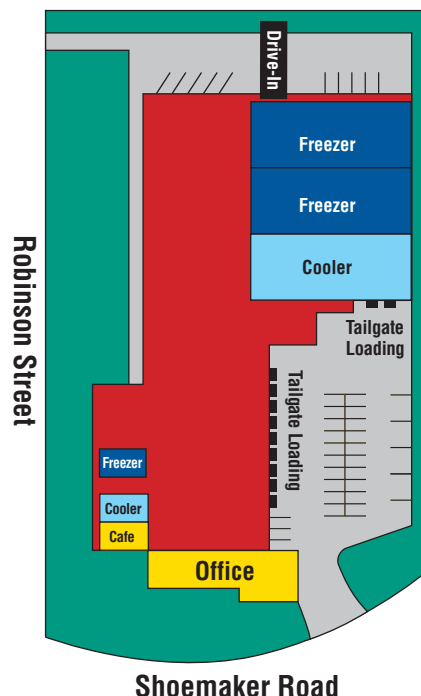
GAS: 1.5" line; Service provided by PECO Energy.

SECURITY: Security cameras and motion detection.

ZONING: HB (Highway Business).

SITE PLAN

NOTE: Plan is not to scale



Industrial & Commercial
Real Estate

Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600
Fax (215) 245-2670

email: realestate@roddyinc.com

Visit this property and others at: www.rododyinc.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION

Located approximately one (1) mile from the intersection of Pennsylvania Route 100 and U.S. Route 422, the property provides convenient access to regional highway system including U.S. Route 422, I-76 (Pennsylvania Turnpike), Interstate 476, U.S. Route 202 and Interstate 78. Driving time to Philadelphia is approximately fifty (50) minutes, to Reading is about thirty (30) minutes, and to Allentown is roughly fifty (50) minutes.

AIRPORT

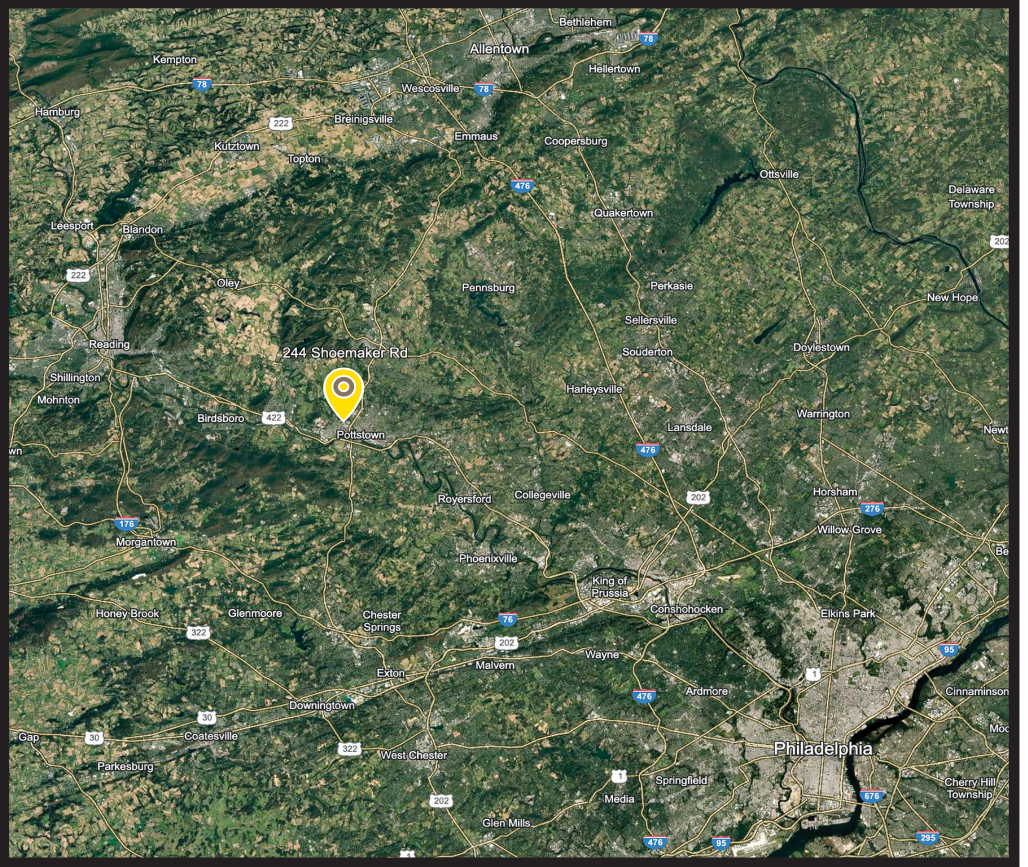
The Pottstown Municipal Airport is one (1) minute from the property, Philadelphia International is fifty (50) minutes away, and Lehigh Valley International is fifty (50) minutes away.

HOTELS

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

PUBLIC TRANSPORTATION

SEPTA Bus 93 offers service between Pottstown and the Norristown Transportation Center. The High and York Street bus stop is a short walk from the property.



Industrial & Commercial Real Estate
Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

