

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@rododyinc.com

PREMISES: 244 Shoemaker Road
Pottstown Industrial Park
Pottstown Borough, Montgomery County, PA 19464
Tax Parcel #: 16-00-25824-008

LOT SIZE: 2.65 acres

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

SIZE OF BUILDING: Approx. 51,618 SF

<u>Office:</u>	Approx. 5,000 SF
<u>Plant/Warehouse:</u>	Approx. 46,618 SF
Freezer Area:	9,528 SF
Cooler Area:	5,908 SF
Ambient Storage:	31,182 SF

PARKING: Macadam paved parking for approximately 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 are 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.

SPRINKLERS:

Wet system monitored by Keystone Fire Protection.

COOLER:

Two (2) coolers totaling approximately 5,908 SF.

One (1) cooler installed 2023 is approximately 4,908 SF 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 SF.

One (1) 4,129 SF freezer with a ceiling height of 17'6" was installed in 2023. One (1) 4,460 SF freezer with a ceiling height of 17'6" clear was installed in 2023. One 939 SF 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 Modine blower units. Four (4) brand new 15-ton/350,000 BTU Daikin rooftop package units are included with the property and ready for installation.

INTERIOR LIGHTING:

Office: LED

Plant/Warehouse: Mostly metal halide.

EXTERIOR LIGHTING:

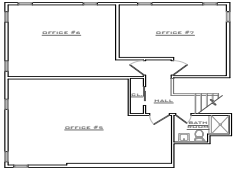
Wall-mounted fixtures.



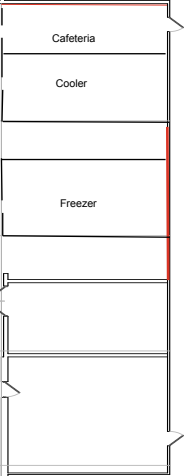
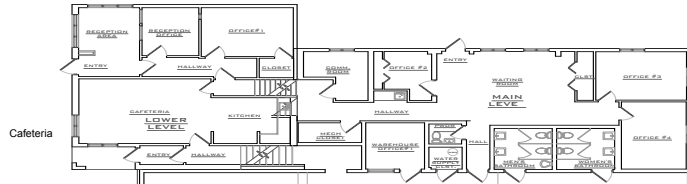
- ELECTRIC:** 3,200-amp, 480/277 volt and volt 3 phase, four wire services; service provided by PECO Energy.
- OFFICES:** 5,000 sq. ft. divided into ten (10) private offices, a large general office area, and one (1) break room with cabinets and sink. One (1) executive office has a private restroom with 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.
- TOILET FACILITIES:** Office: One (1) men's room contains two (2) water closets, two (2) lavatories, and one (1) urinal. One (1) ladies' room contains two (2) water closets and two (2) lavatories. One (1) unisex powder room contains one (1) water closet and one (1) lavatory. An executive office contains one (1) private restroom with one (1) water closet, one (1) lavatory, and a stall shower.
Plant/Warehouse: One (1) men's room containing one (1) water closet, one (1) lavatory, and one (1) urinal. One (1) ladies' room contains one (1) water closet and one (1) lavatory.
- 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.
- ASSESSMENT:** \$1,346,400 (2024)
- TAXES:**
- | | |
|-----------|---------------------------------|
| County: | \$ 13,407.45 (2024) |
| Township: | \$ 19,699.56 (2024) |
| School: | <u>\$ 56,503.96 (2024-2025)</u> |
| TOTAL: | \$89,580.97 (\$1.74 /SF) |
- ZONING:** HB (Highway Business)



- 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 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.



UPPER LEVEL - OFFICE AREA



AREA 1

Low: 12'8" under purlin 11'6" under beam
 High: 14'10" under purlin 13'9" under beam

244 SHOEMAKER RD. - FULL FLOOR PLAN

