

**FOR SALE/LEASE**

# PRIME AIR-CONDITIONED MONTGOMERY COUNTY FACILITY

## 65,219 Sq. Ft. on 4.32 Acres



**220 Commerce Drive, Montgomeryville Industrial Center, Montgomeryville, PA 18936**

**LOTSIZE:** Approx. 4.32 acres

**DESCRIPTION:** Modern one-story, air-conditioned manufacturing/warehouse facility.

**SIZE OF BUILDING:** Approx. 65,219 sq. ft. **Office:** Approx. 4,818 sq. ft. **Warehouse:** Approx. 60,401 sq. ft.

**PARKING:** Approx. fifty (50) automobiles.

**AGE OF BUILDING:** Built 1979.

**CONSTRUCTION:** **Walls:** **Front Elevation:** Brick over concrete block. **Side and Rear Elevations:** Painted concrete block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** C-EPDM 45 mil Total System over rigid insulation and corrugated metal.

**CEILING HEIGHT:** 19'4" sloping to 18'7" clear under bar joist.

**LOADING:** **Tailgate:** Four (4) docks—Two (2) 8' x 10' electrically operated non-insulated steel sectional roll-up doors with in-floor load levelers, dock seals, and docks bumpers, one (1) having a dock light; one (1) 10' x 10' and one (1) 10' x 12' electrically operated non-insulated steel roll-up doors with dock seals, dock bumpers, and dock lights, one (1) having edge-of-dock leveler. **Drive-In:** One (1) 14' x 16' electrically operated steel roll-up door.

**COLUMN SPACING:** 40' x 25'.

**SPRINKLER SYSTEM:** 100% wet system supplied by an 8" main.

**HVAC:** Heated and cooled via a combination of pad-mounted natural gas fired Trane units and Fujitsu split systems with supplemental radiant natural gas fired units.

**INTERIOR LIGHTING:** LED.

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

**ELECTRIC:** 1200 amp 480/277 volt 3 phase 4 wire; service provided by PECO.

**OFFICE:** Approx. 4,818 sq. ft. divided into six (6) private offices, a bullpen area, and cafeteria. Cafeteria features base and wall cabinets, sink and refrigerator. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, carpet, and painted drywall.

**TOILET FACILITIES:** **Office:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies' room with two (2) water closets and two (2) lavatories. Finishes include ceramic tile flooring, ceramic tile walls, 2' x 4' acoustical ceiling tiles and fluorescent lighting. **Warehouse/Plant:** One (1) men's room with two (2) water closets, one (1) urinal, and two (2) lavatories. One (1) ladies' room with three (3) water closets and two (2) lavatories. Finishes include ceramic tile flooring, ceramic tile walls, 2' x 4' acoustical ceiling tiles, and fluorescent lighting.

**WATER:** 1-1/2" line; service supplied by North Wales Water Authority.

**SEWER:** 8" main; service provided by Bucks County Water & Sewer Authority.

**GAS:** High pressure; service supplied by PECO Energy.

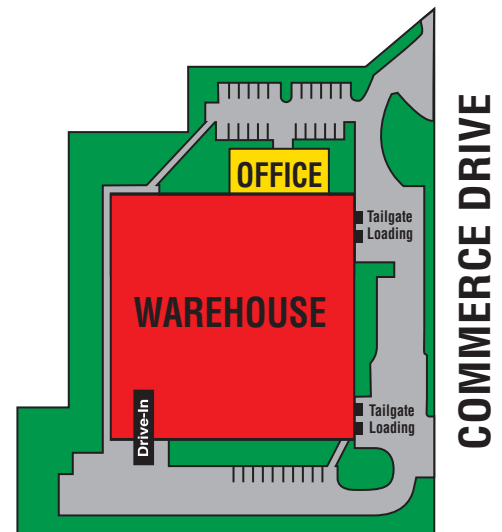
**ASSESSMENT:** \$1,417,280 (2024)

**TAXES:** \$53,508.70 (\$0.82/SF).

**ZONING:** LI, Limited Industrial.

### SITE PLAN

NOTE: Plan is not to scale



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Industrial & Commercial Real Estate

(215) 245-2600

realestate@roddyinc.com



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**LOCATION:** The Montgomeryville Industrial Center is located just off Route 309, providing immediate access to the Fort Washington (Exit 339) and Willow Grove (Exit 343) Interchanges of the Pennsylvania Turnpike (I-276), Route 63 (Welsh Road), Route 463 (Horsham Road), Route 611 (Easton Road) and Route 202.

**AIRPORT:** Philadelphia International Airport 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 routes originating from Chestnut Hill and Norristown, provide daily scheduled service to the Montgomeryville Shopping Mall located just minutes from the property. Also within minutes of the Gwynedd Valley and North Wales train stations of the SEPTA Commuter Rail Line.



**Industrial & Commercial Real Estate**  
**Roddy**  
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