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Industrial & Commercial Real Estate

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5105 CAMPUS DRIVE
WHITEMARSH BUSINESS CENTER
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA 19462
TAX PARCEL #: 65-00-01475-008

LOT SIZE: ±3.67 acres

DESCRIPTION: One-story, modern, warehouse/manufacturing facility.

SIZE OF BUILDING: ±29,300 sq. ft.

Offices:	±4,600 sq. ft.
Plant/Warehouse:	±24,700 sq. ft.

PARKING: Approx. twenty-seven (±27) automobiles.

AGE OF BUILDING: Built 1981.

CONSTRUCTION:

Frame: Perimeter steel.

Walls: Split-face block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: Firestone torch down modified bitumen roof system.

CEILING HEIGHT: 21'0" sloping to 20'0" clear to underside of bar joist.

LOADING:

Tailgate: Two (2) 8' x 8' manually-operated insulated steel sectional doors with dock bumpers, docks seals and interior bollards – one (1) having in-floor load leveler and dock light. One (1) having vision panels

Drive-In: Three (3) electrically-operated insulated steel sectional doors with vision panels and interior bollards - Two (2) 10' x 10' and one (1) 10' x 14'.

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.

COLUMN SPACING: 38' x 44'.

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

HVAC: ***Office:*** Heated and air-conditioned by rooftop package units.

Plant/Warehouse: Heated by natural gas-fired suspended units.

INTERIOR LIGHTING: ***Plant/Warehouse:*** LED.

EXTERIOR LIGHTING: Wall and pole-mounted fixtures.

ELECTRIC: 275 amp, 120/208 volt, 3 phase, 4 wire; service provided by PECO Energy.

OFFICE/SHOWROOM AREA: ±4,600 sq. ft. divided into four (4) private offices, one (1) open bullpen, one (1) conference room and one (1) showroom. Finishes include 2' x 2' acoustical ceiling tiles with 2' x 4' lighting, painted drywall and tile flooring.

TOILET FACILITIES: ***Office/Showroom:*** One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles with 2' x 4' lighting, tile walls and tile flooring.

Plant/Warehouse: One (1) men's rooms with one (1) water closet, one (1) urinal, and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles with 2' x 4' lighting, wainscot of tile with painted drywall above and tile flooring.

WATER: 1" line; service provided by Aqua Pennsylvania.

SEWER: 8" main; Service provided by Whitemarsh Township Authority.

GAS: Service provided by PECO Energy.

ASSESSMENT: $830,710 (2026)

TAXES:

County:	$ 4,537.00 (2026)
Township:	$ 1,963.00 (2026)
MCC	$407.00 (2026)
School:	$ 22,010.00 (2026)
TOTAL:	$ 28,917.00 ($0.99 PSF)

ZONING: CLI-X, Modified Campus-Type Limited Industrial District

LOCATION: Superbly located in Whitemarsh Business Center, the property offers convenient access to the PA Turnpike (I-276) Exit 333 (Norristown), Interstate 476 Exit 20 (Plymouth Road) as well as Butler Pike. The property is just thirty (30) minutes from Metropolitan Philadelphia, forty (40) minutes from Trenton, NJ and one hundred (100) minutes from New York.

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AIRPORT: Philadelphia International (PHL) is forty-eight (48) minutes away, Northeast Philadelphia (PNE) is forty-three (43) minutes away and Trenton-Mercer (TTN) is forty-four (44) minutes away.

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

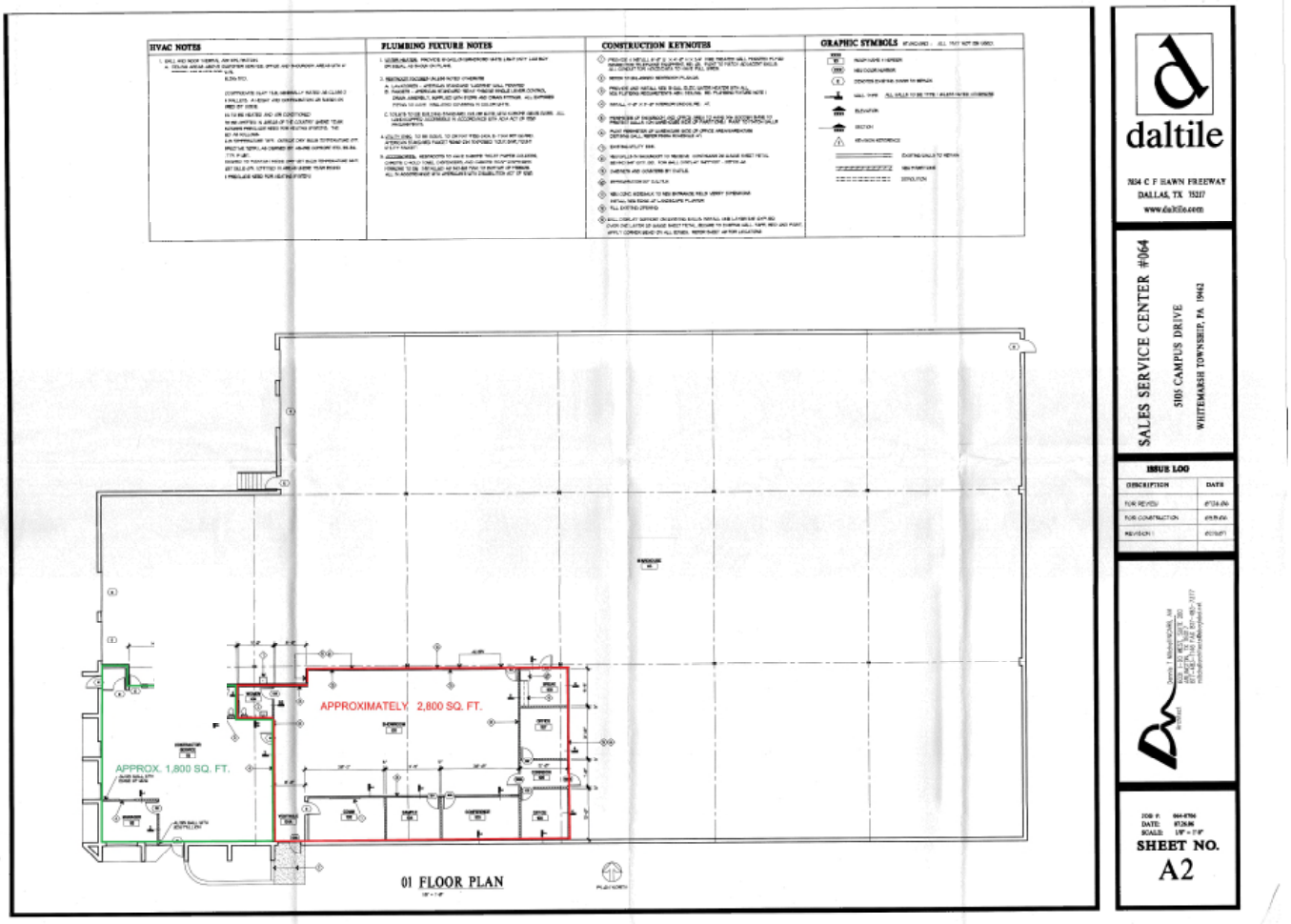
PUBLIC TRANSPORTATION: SEPTA Bus 27 offers service from Broad-Carpenter to Plymouth Meeting Mall stopping at Germantown Pike & Chemical Road, a short distance from the property.

MISCELLANENOUS:

Potential for Turnpike signage with exposure to 70,000 vehicles per day.

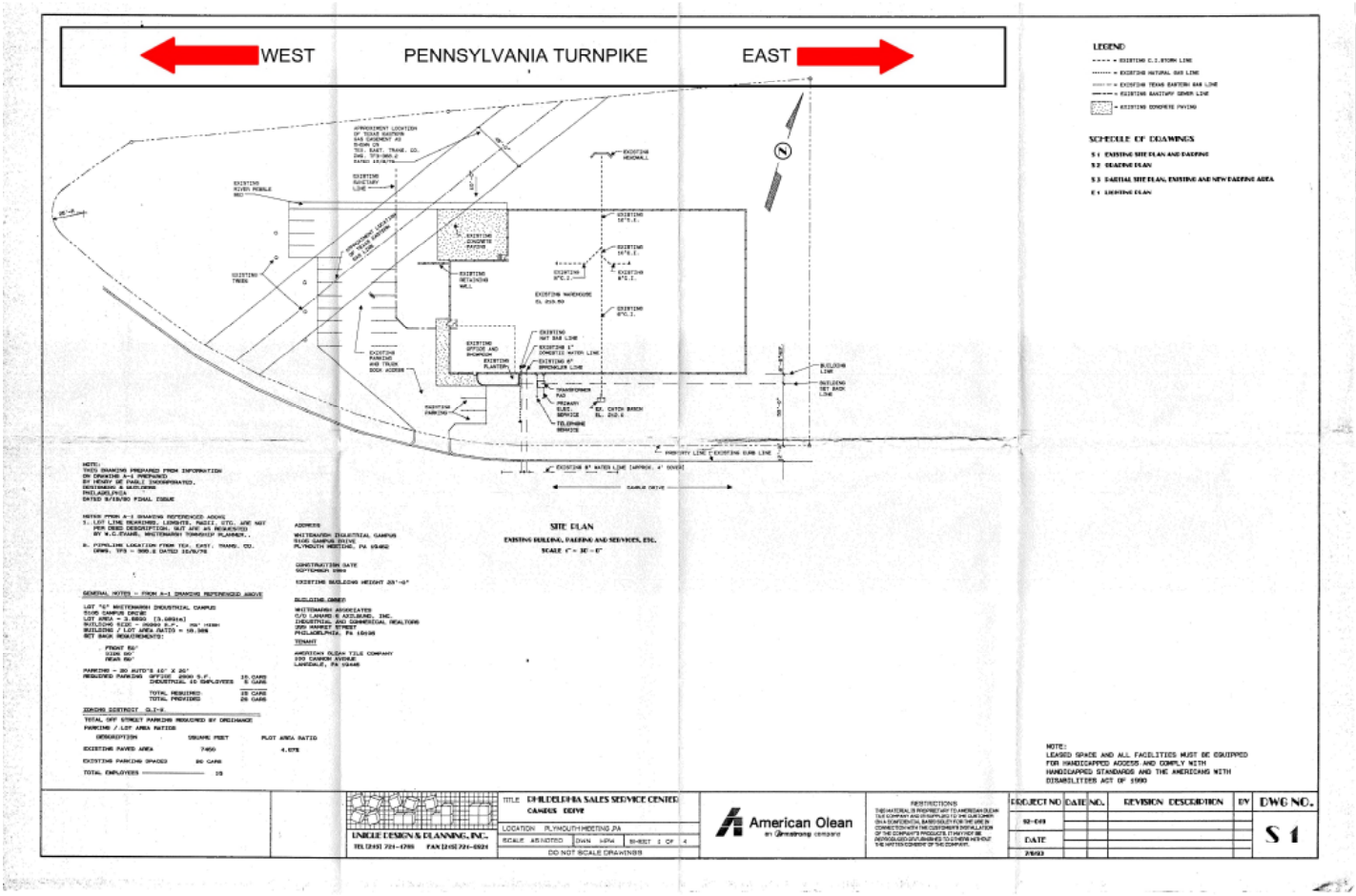
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FLOOR PLAN



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SITE PLAN



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