AVAILABLE
MULTI-PURPOSE MONTGOMERY COUNTY PA TURNPIKE FRONTAGE/SIGNAGE
29,300 SQ. FT. ON 3.67 ACRES







5105 Campus Drive, Whitemarsh Business Center, Whitemarsh Township, Montgomery County, PA 19462

LOT SIZE: ±3.67 acres

SIZE OF BUILDING: ±29,300 sq. ft.
Offices: ±4,600 sq. ft.
Warehouse: ±24,700 sq. ft.

PARKING: Twenty-seven (±27) spots; expandable

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

LOADING: ***Tailgate***: Two (2) 8' x 8' docks.
Drive-In: Two (2) 10' x 10' doors and one (1) 10' x 14' door.

COLUMN SPACING: 38' x 44'.

INTERIOR LIGHTING: Warehouse: LED.

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

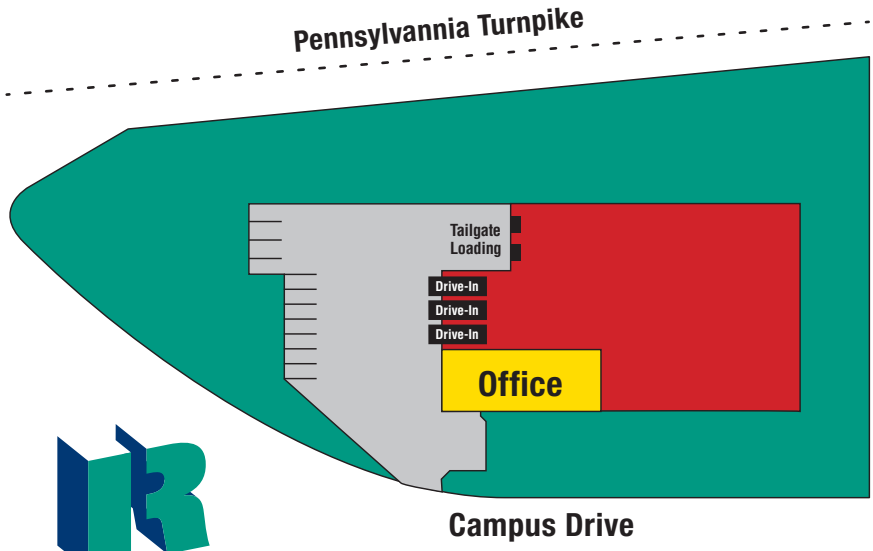
SPRINKLER SYSTEM: 100% wet system.

ZONING: CLI-X, Modified Campus-Type

VISIBILITY: Potential PA Turnpike signage with 70,000 vehicles per day.

SITE PLAN

NOTE: Plan is not to scale



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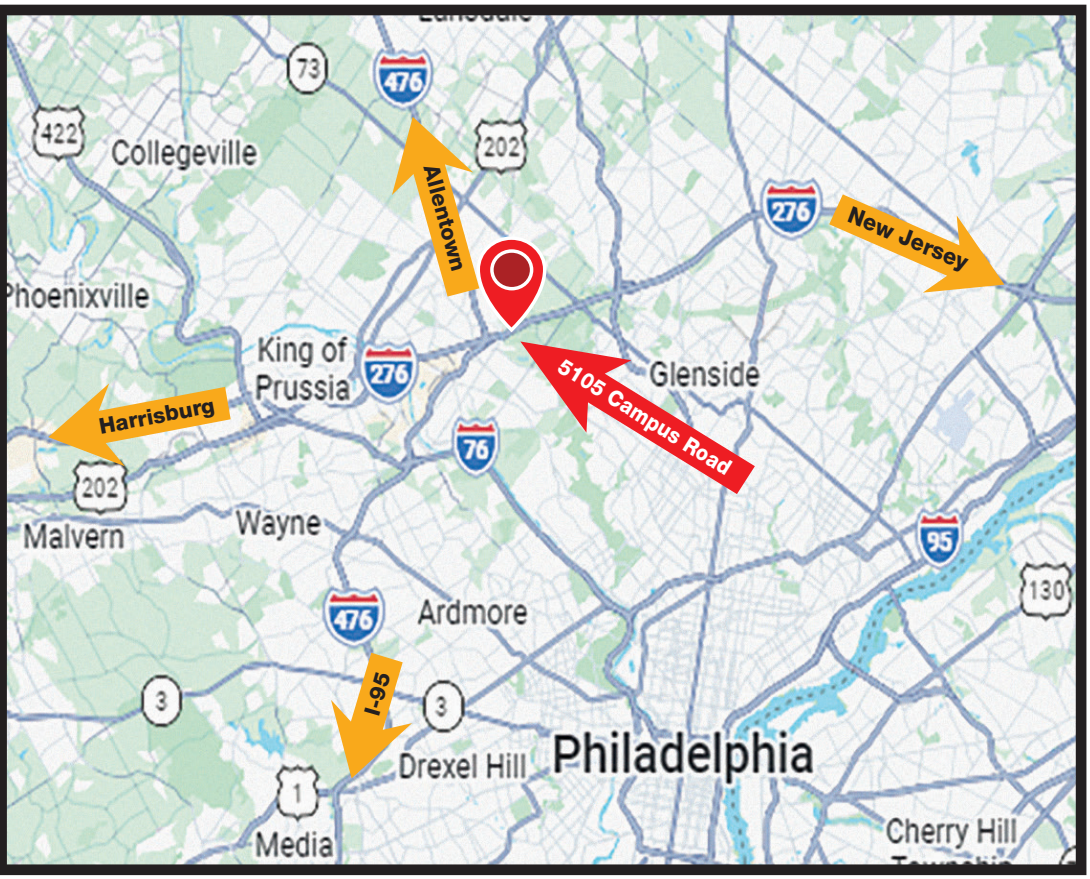
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LOCATION: Superbly located in Whitemarsh Business Center, the property offers convenient access to the PA Turnpike (I-276) Exit 333 (Norristown), Interstate 476 Exit 20 (Plymouth Road) as well as Butler Pike. The property is just thirty (30) minutes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

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.



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