

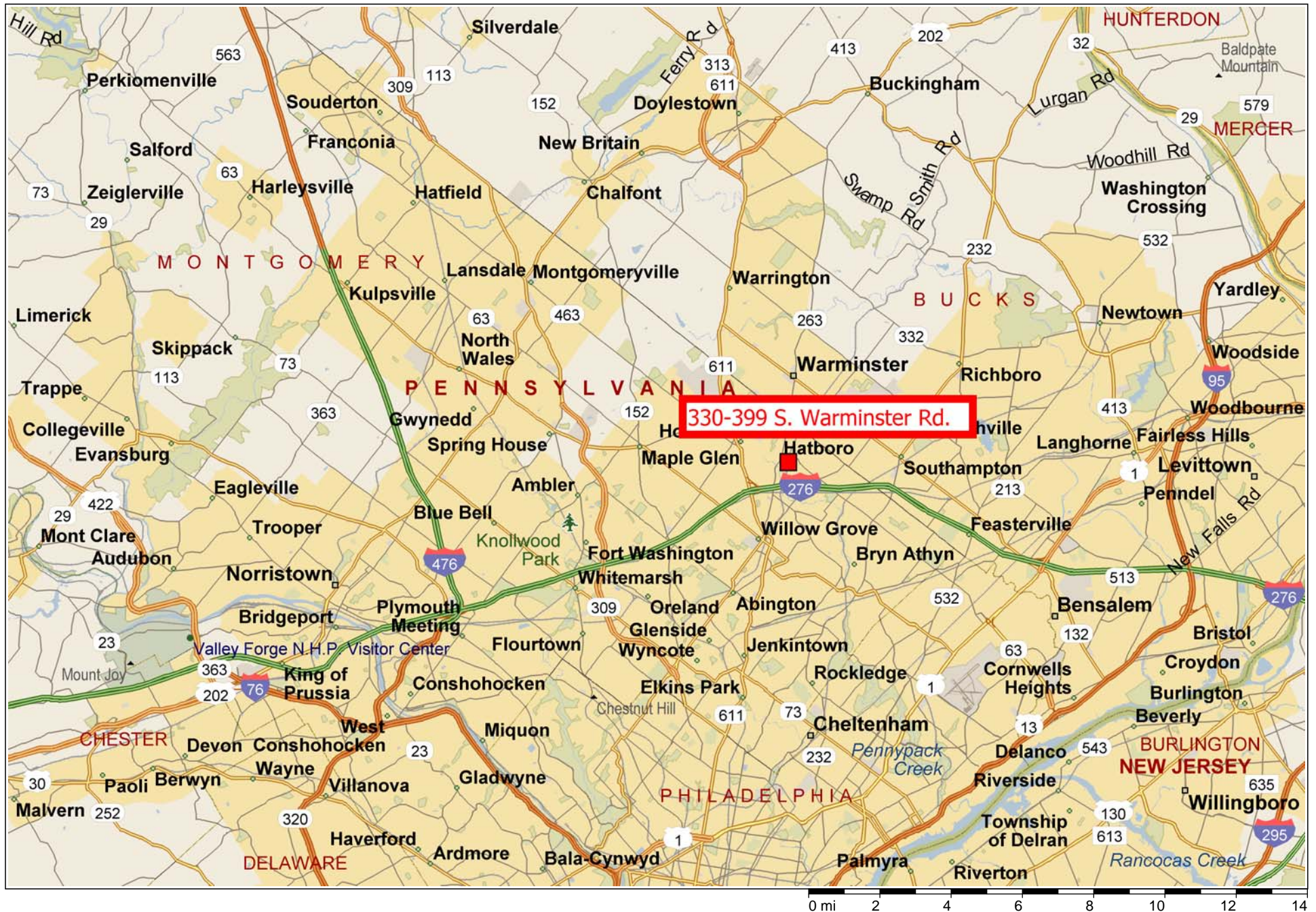
**330–399 SOUTH WARMINSTER ROAD
HATBORO BOROUGH
MONTGOMERY COUNTY, PA**

DESCRIPTION:	Versatile, one and part two-story approximate 419,047 square foot office, flex, R&D, industrial, and recreational facility.		
TOTAL SITE AREA:	29.61 acres		
AVAILABLE SPACE:	Approximately 132,405 square feet		
	Offices:	Approx.	8,107 square feet
	Warehouse:	Approx.	96,124 square feet
	Loading/Staging:	Approx.	28,174 square feet
PARKING:	Ample employee parking – macadam surfaced and lined.		
CONSTRUCTION:	Frame: Pre-finished metal panel walls and painted stucco		
	Floors: 6” reinforced concrete (assumed, but not verified)		
	Roof: white EPDM single-ply roofing membrane		
CEILING HEIGHTS:	Offices: approximately 9’10” under ceiling tiles		
	Warehouse: approximately 42’ clear		
	Loading/Staging: approximately 19’5” clear		
COLUMN SPACING:	Warehouse: 43’9” x 30’		
	Loading/Staging: 33’ x 50’		
OFFICES:	Approximately 8,107 square feet of heated and air-conditioned office space. Office finish includes mostly painted drywall, carpeted floors, dropped acoustical ceiling tiles, and recessed fluorescent lighting fixtures.		

OFFICES (continued)	Cafeteria (+/- 1,000 sf) with counter top, wall cabinets, sink, dropped acoustical ceiling tiles, fluorescent light fixtures, carpet and tile floors.
LOADING FACILITIES:	<p>Nine (9) 8' x 9' steel insulated tailgate doors; all doors are electrically operated and equipped with air seals; five (5) doors have vision panels.</p> <p>One (1) 12' x 14' electrically operated steel insulated door at grade.</p>
ELECTRICAL SERVICE:	<p>1800 AMPS; 480/277 V; 208/120 V; 4-wire; 3-phase service</p> <p>PECO Energy service.</p>
SPRINKLER SYSTEM:	<p>100% wet system; 3 riser control valves. System is monitored by Teligence Solutions.</p> <p>On-site 400,000 gallon above-ground water storage tank; 150 psi pressure off diesel pump.</p>
HEATING & AIR- CONDITIONING SYSTEMS:	<p><u>Offices</u>: roof-top mounted natural gas-fired HVAC units</p> <p><u>Warehouse</u>: natural gas radiant heaters</p> <p><u>Loading/Staging</u>: natural gas-fired ceiling suspended unit heaters</p>
INTERIOR LIGHTING:	<p><u>Offices</u>: recessed fluorescent lighting fixtures.</p> <p><u>Warehouse & Loading/Staging</u>: 1000 watt high-pressure sodium fixtures with T-8 energy efficient fixtures at loading doors</p>
EXTERIOR LIGHTING:	Building and pole mounted metal halide lights provide security and illuminate parking and loading areas.
EMERGENCY LIGHTING:	Battery operated back-up emergency lighting throughout.
RESTROOMS:	<p><u>Offices</u>:</p> <p>Male facility: three (3) hoppers, two (2) urinals, four (4) lavatories Female: three (3) hoppers, four (4) lavatories</p>

RESTROOMS (continued):	<u>Warehouse:</u> Male: two (2) hoppes, one (1) urinals, two (2) lavatories Female: five (5) hoppes, two (2) lavatories
SECURITY SYSTEM:	Doors and windows wired for security
VENTILATION:	Wall mounted exhaust fans in warehouse
DOMESTIC HOT WATER:	<u>Warehouse:</u> 50 gallon electric hot water heater <u>Offices:</u> 6 gallon electric hot water heater
WATER SERVICE:	Supplied by Aqua America
SANITARY SEWER SERVICE:	Supplied by Upper Moreland-Hatboro Joint Sewer Authority.
NATURAL GAS SERVICE:	Supplied by PECO Energy.
ZONING:	LI – Limited Industrial
TRIPLE NET CHARGES (2016):	Approximately \$2.33 per square foot, inclusive of real estate taxes, property insurance and CAM.
LOCATION:	<p>The property is just 1.5 miles from Exit 343 of the Pennsylvania Turnpike (Willow Grove) and is in close proximity of Interstate 95, the East Coast's major north/south highway providing convenient access to the New Jersey Turnpike and bridges to New Jersey, and the region's major transportation arteries.</p> <p>Philadelphia International Airport is within 45 minutes of the property.</p>
PUBLIC TRANSPORTATION:	Adjacent to SEPTA's Regional Rail station (R2/Warminster line)
NEARBY AMENITIES:	Convenient access to a wide array of restaurants, shops, hotels, banks and services.
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> • Full service on-site café, fitness center, and daycare • Skylights in warehouse • Potential trailer storage

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