

2455 BOULEVARD OF THE GENERALS
 Situated in the prestigious Valley Forge Business Center - minutes to Route 422 Expressway. Excellent accessibility to Routes 76, 476, 202, and 276 (PA Turnpike). Many amenities nearby-including motels, restaurants, convenience stores, and service stations.



AVAILABLE

110,422+/- SF Premier Industrial Facility



2455 BOULEVARD OF THE GENERALS, VALLEY FORGE BUSINESS CENTER
 NORRISTOWN, MONTGOMERY COUNTY, PA



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ABOUT THE OWNER

First Industrial Realty Trust is a leading owner and operator of industrial real estate and provider of supply chain solutions to multinational corporations and regional customers. Across major markets in the United States, First Industrial's local experts manage, lease, buy, develop, and sell bulk and regional distribution centers and other industrial facility types. But, it's not just about the buildings - it's about the trust.

Property Features

- > 110,422+/- SF on 10.9+/- Acres
- > Ideal for global or regional HQ facility
- > 26,000 +/- SF two-story office space
- > Fully sprinklered
- > 24' ceiling height
- > 12 tailgate loading docks, 8 van height loading docks, 2 drive-in doors
- > Primary electrical service
- > T-5 lighting
- > Paved parking for over 200 vehicles
- > Flexible zoning: permitted uses include warehousing/distribution, light manufacturing, assembly, R&D, institutional use
- > Outside storage permitted
- > Institutional management/ownership
- > Outstanding location offers convenient access to entire Metro Philadelphia and Eastern Seaboard

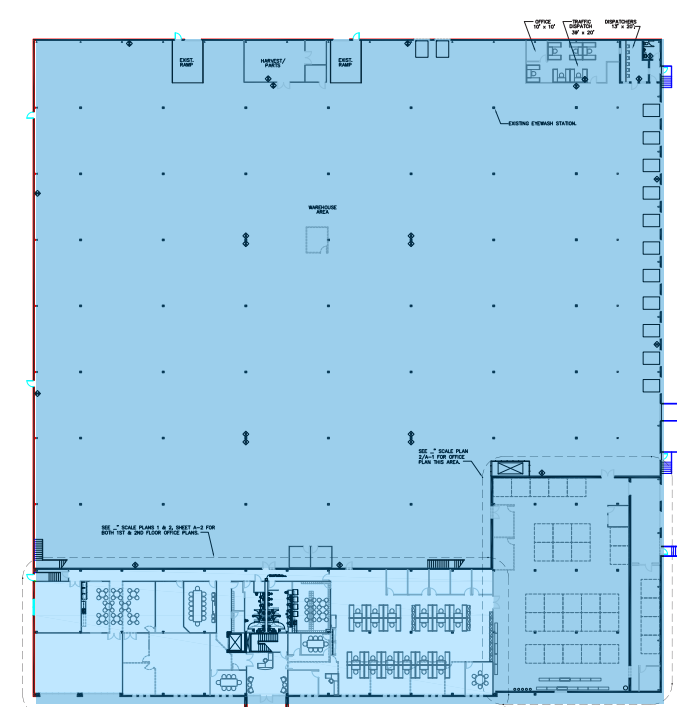




SITE PLAN



WAREHOUSE PLAN & FIRST FLOOR



SECOND FLOOR

