

**2455 BOULEVARD OF THE GENERALS
VALLEY FORGE BUSINESS CENTER
WEST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA 19403**

DESCRIPTION:	Premier, warehouse/distribution center with two-story corporate and administrative offices, located in an established industrial and office park setting.
BUILDING SIZE:	110,422+/- square feet
LOT SIZE:	10.9+/- acres. Provides ample room for parking and outside storage.
CONSTRUCTION:	<ul style="list-style-type: none">➤ Front exterior is a combination of split-faced and rib-fluted block over concrete block.➤ Structure is perimeter steel frame.➤ Exterior walls consist of wainscot of concrete masonry unit, with insulated metal sandwich panel.➤ Floors are mostly 6" concrete slab, reinforced by 6" x 6" wire mesh.➤ Approx. 30,700 square feet has 10" concrete slab, with two (2) layers of 6" x 6" reinforced wire mesh.➤ All interior steel is painted white, including ceiling deck.➤ Original construction is 1986.
CEILING HEIGHT:	24'+/- to underside of bar joist
COLUMN SPACING:	32' x 40'
LOADING:	<p>Twelve (12) 8' x 10' insulated overhead tailgate doors, with spring-loaded levelers, dock seals, lights and bumpers.</p> <p>Eight (8) 8' x 10' insulated van-height docks with overhead doors, including spring-loaded levelers, dock seals, lights and bumpers.</p> <p>One (1) 12' x 12' motorized drive-in overhead door, with swipe card security access system.</p> <p>One (1) 8' x 10' motorized drive-in overhead door, with swipe card security access system.</p>
ROOFING SYSTEM:	Mechanically fastened EPDM (2009)
SPRINKLER SYSTEM:	Fully sprinklered (wet system).



**WAREHOUSE
HEATING
SYSTEM:**

Floor-mounted King National gas-fired air-rotation unit with 2.5M BTU output.

LIGHTING:

Energy efficient T-5 fluorescent fixtures throughout. Fixtures are motion controlled.

OFFICES:

Main Office Portion:

Approx. 26,560+/- square feet, on two levels, with a mix of private offices, conference rooms, general office and lunch rooms.

There are men's and women's restrooms on both the first and second floors.

Separate HVAC systems service each floor.

UTILITIES:

Electric and Gas service provided by PECO Energy.

Water service provided by Aqua America.

Sewer service provided by West Norriton Township.

ELECTRICAL:

Primary service of 1,200 amps, distributed at 277/480 volts and 120/208 volts.

PARKING:

Paved parking, loading and storage areas. There are currently approximately 200 parking spaces.

REAL ESTATE TAXES:

\$135,755 (2016)

Tax ID: 63-00-02588-004

Block 38, Lot 74

ZONING:

LCI ("Limited Commercial and Industrial")

LOCATION:

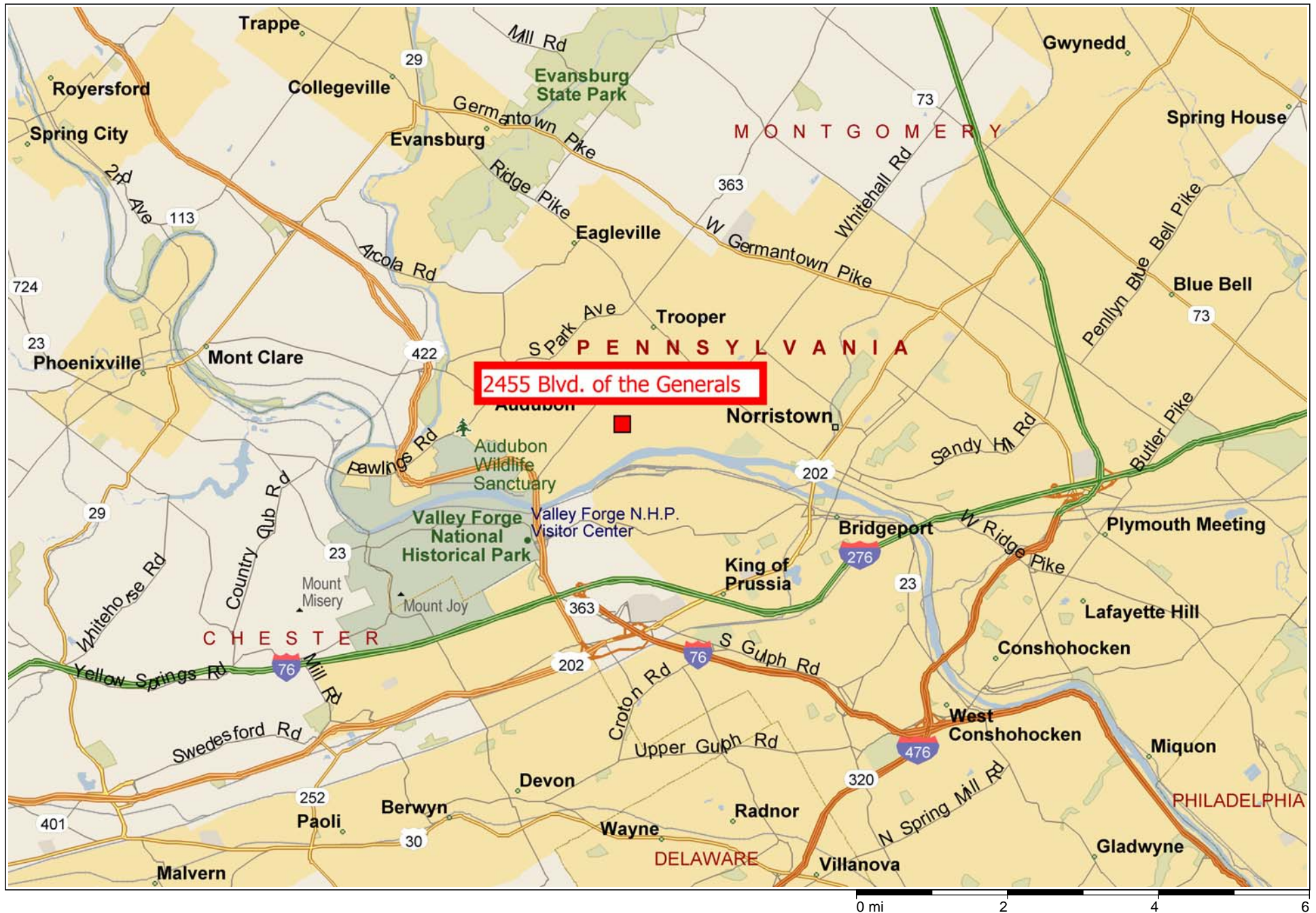
This property is ideally located along Route 363, in close proximity to the King of Prussia Interchange 326 (formerly #24) of the Pennsylvania Turnpike (I-276) easily accessed by the Route 422 Expressway. Route 202 and 76 are minutes away.

The property offers a high profile image in a business center setting within the Valley Forge Business Center.

Located just minutes from The King of Prussia Mall, with many cultural attractions, business conveniences and diverse housing opportunities.

Public transportation (SEPTA Bus Route #131) directly services the Valley Forge Business Center, with connections to the Norristown Transportation Center. Regional rail also provides convenient service nearby.

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