

**2512 QUAKERTOWN ROAD
PENNSBURG, UPPER HANOVER TOWNSHIP
MONTGOMERY COUNTY, PA**

DESCRIPTION:	One-story approximate 100,000 square foot warehouse distribution light manufacturing facility.
LOT SIZE:	18.57+/- acres.
AVAILABLE SPACE:	Approximately 50,000 square feet
DATE OF CONSTRUCTION:	Circa 1992
PARKING:	Macadam surfaced and lined employee parking spaces for approximately 20 automobiles.
CONSTRUCTION:	<u>Walls:</u> split faced concrete block with metal insulated panels above. <u>Floor:</u> 5" – 6" reinforced concrete (assumed to be, but not verified). <u>Columns:</u> Steel <u>Roof:</u> standing seam metal roof
CEILING HEIGHT:	18' – 20'
COLUMN SPACING:	30' x 40'
LOADING FACILITIES:	There are three (3) tailgate loading docks. 10' x 7'8" steel tailgate doors all equipped with air-shields and in-pit dock levelers; two (2) equipped with electrically operated doors and levelers.



ELECTRICAL SERVICE:	277/480 volt, 3-phase service; 120/208 volt available.
SPRINKLER SYSTEM:	Ordinary hazard wet sprinkler system
FIRE EXTINGUISHERS:	Located throughout
HEATING & AIR- CONDITIONING SYSTEMS:	Ceiling suspended gas-fired Modine unit heaters
INTERIOR LIGHTING:	Energy efficient fluorescent light fixtures and mercury vapor lighting
EXTERIOR LIGHTING:	Building mounted lights provide security and illuminate parking and loading areas.
EMERGENCY LIGHTING/ EXIT SIGNS:	Battery operated back-up emergency lighting and exit signs throughout.
RESTROOMS:	Male facilities: Two (2) bathrooms each consisting of one (1) water closet, one (1) urinal and one (1) lavatory Female facilities: Two (2) bathrooms each consisting of two (2) water closets and one (1) lavatory
VENTILATION:	Roof-top exhaust fans.
ZONING:	LIC-1 Light Industrial and Limited Commercial District
WATER SERVICE:	Well
SANITARY SEWER SERVICE:	Septic system
GAS SERVICE:	Propane
TAX PARCEL NUMBER:	57-00-01024-008
REAL ESTATE TAXES: Available Space (2016)	\$28,548 per annum or \$0.57 psf



LOCATION:

Conveniently located approximately 4 miles from the Quakertown Interchange of the Northeast Extension (I-476) of the Pennsylvania Turnpike (I-276). Immediate access to Routes 663, 29, and 309.

ADDITIONAL FEATURES:

- Approximately 25,000 sf air-conditioned space (condition of A/C unit and associated equipment unknown)
- Two (2) utility slop sinks
- Potential for trailer parking

2512 Quakertown Road, Pennsburg, PA

