

FOR SALE

Colliers
INTERNATIONAL



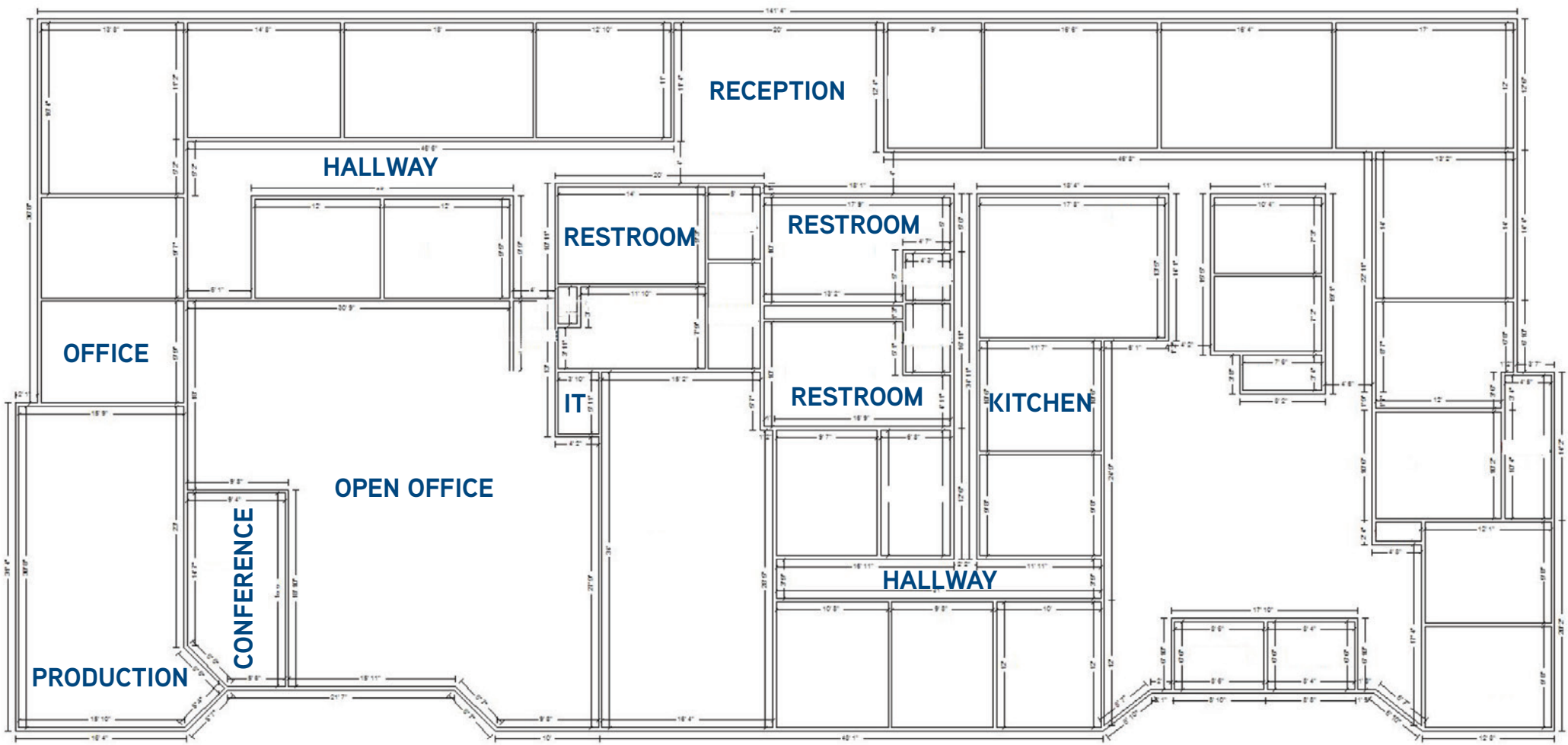
CONTINENTAL PLAZA

1015 W. 9th Avenue | King of Prussia, Pennsylvania

PROPERTY FEATURES

- › Attractive, one and two story complex of exceptional quality and design, ideal for sales/service operations
- › Architectural style blends brick and cedar with large expanses of solar bronze glass, complemented by fully landscaped surroundings
- › At-door parking and 455 spaces of parking for the complex
- › Drive-in doors possible
- › Heat pumps for year-round comfort
- › Day care facility located in adjacent building on campus
- › Hotel, restaurants, and shopping all within five minutes driving time

FLOOR PLAN



BUILDING SPECS

Building SF:	10,090	
Tax Parcel:	58-14077175	
Acreage:	0.23	
Year Built:	1980	
Zoning:	SM, Upper Merion Twp	
Stories:	1	
Ceiling Height:	8 ft (Finished with suspended ceiling tiles)	
Foundation:	Concrete on slab on grade	
Floor Load:	N/A	
Heating:	Forced – Roof Mounted	
Air Conditioning:	Forced – Roof Mounted	
Roof:	Rubber Membrane	
Windows:	Double Pane	
Life Safety:	N/A	
Security:	Alarm	
Sprinkler:	N/A	
Power:	Service provided by PECO	
Sewer:	Municipal	
Signage:	None	
Expenses:	Condo Fee	\$830.67/Month
	Water/Sewer	\$50.00/Month
	Pest	\$56.18/Month
	Electric/Heating	\$2,378.00/Month
	Taxes (Upper Merion)	\$11,564.03/Year



DRIVING DISTANCES



LOCATION
MILES/MINUTES



LOCATION
MILES/MINUTES



LOCATION
MILES/MINUTES



LOCATION
MILES/MINUTES

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