

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**2220 MAPLEWOOD AVENUE
ABINGTON, PA 19001**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

ADDRESS: 2220 Maplewood Avenue

CITY: Willow Grove

TOWNSHIP: Abington Township

COUNTY: Montgomery

STATE: Pennsylvania

ZONING: Suburban Industrial

LOT SIZE: ± .75 acres

BUILDING SIZE: ± 40,500 square feet (Total)

PROPERTY DESCRIPTION: Two story masonry block and steel frame light industrial building totaling ± 31,500 sf with a one story adjoining addition totaling ± 9,000 sf (1,000 sf office, 8,000 sf warehouse). Currently the Owner occupies the entire 31,500 sf portion and there is a Tenant occupying the 9,000 sf addition. The 9,000 sf addition can be combined with the lower level warehouse currently being utilized by the Owner to create a total of 23,000 sf on one level (1,000 sf office, 22,000 sf warehouse)

BUILDING LAYOUT:

Portion Currently Used By Owner
Lower Level Warehouse: ± 14,000 sf.
Main Level Warehouse: ± 14,000 sf
2ND Story Office Area: ± 3,500 sf

One Story Addition
1,000 sf office, 8,000 sf warehouse

One story addition can be combined with the lower level warehouse currently being used by the Owner.

AGE: 1960 with an addition built in 1969

ROOF STRUCTURE: Flat, rubberized and peak metal corrugate.

WATER/SEWER: Public

LOADING: Main Level: One Tailgate Loading Door.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

Lower Level: Two Tailgates, One Drive In
One Story Addition: One Tailgate Loading Door

PARKING:

Ample off street paved parking.

CEILING HEIGHT:

Main Level Warehouse: 21 feet
Lower Level Warehouse: 18 feet
One Story Addition Warehouse: 18 feet
Office Area: 8 feet

COLUMN SPACING:

Clear Span

ELECTRIC:

3 phase 400 amp service

HVAC SYSTEM:

The office area is fully heated & air-conditioned by gas and electric forced air. The warehouse area has ceiling hung gas fired infrared units.

SPRINKLER SYSTEM:

100% wet system

TAX PARCEL:

300041544006

ASSESSMENTS:

Total: \$633,280.00

TAXES:

Total: \$21,265.00

MISCELLANEOUS:

Conveniently located in Willow Grove in close proximity to major employment centers and public transportation with easy access to Welsh Road (Rt. 63), Easton Road (Rt. 611), and the property is located within minutes to the Willow Grove entrance of the Pennsylvania Turnpike.

AVAILABLE FOR LEASE:

8,000 sf to 18,000 sf is available for lease at a rental rate of \$4.75 psf to \$5.25 psf

SALE PRICE:

One Million Six Hundred Thousand Dollars (\$1,600,000.00).
Potential for Owner to lease back a portion of the building.

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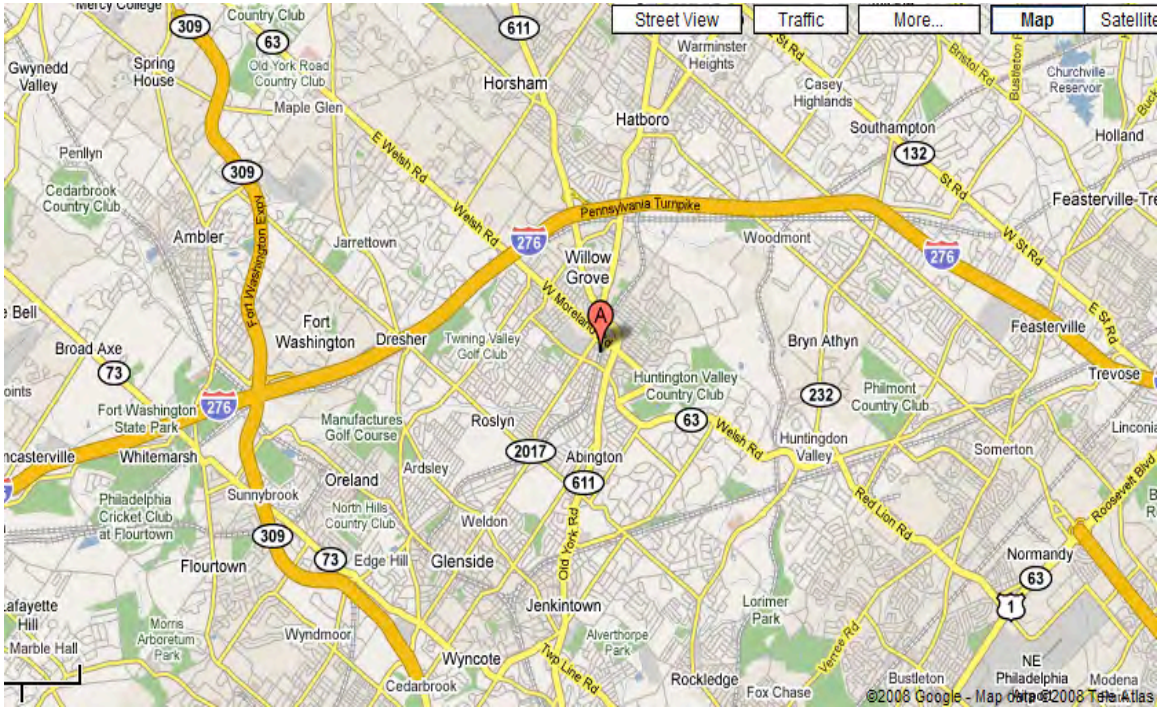


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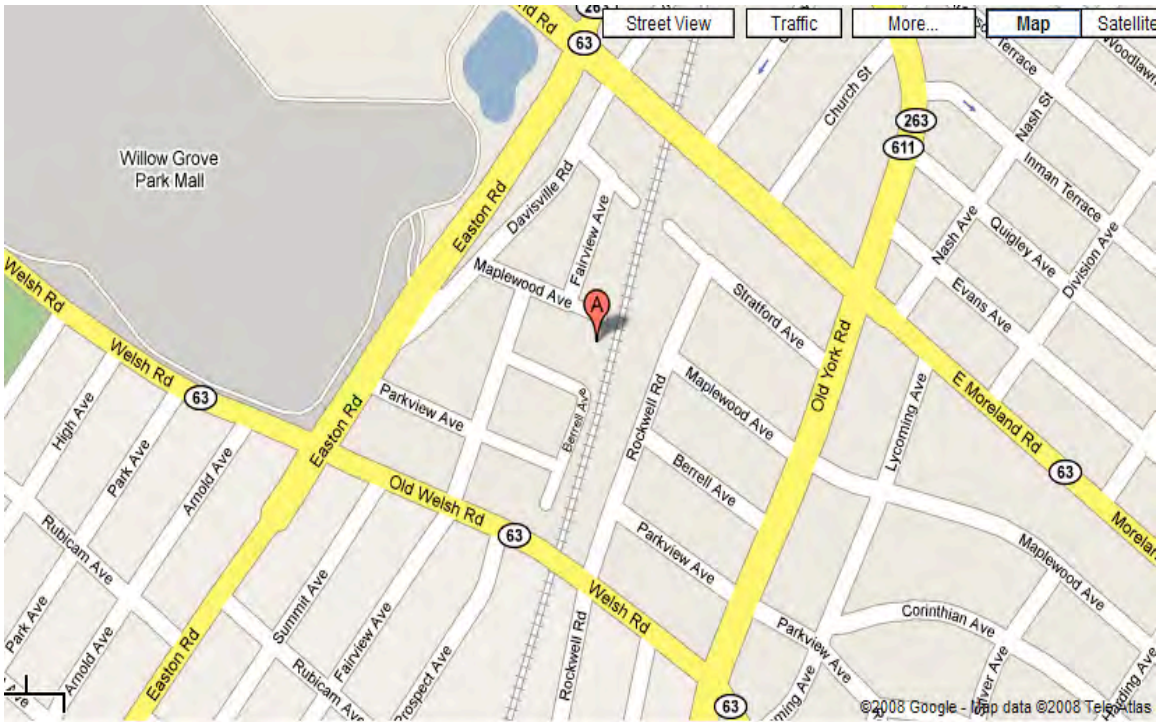


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REGIONAL MAP

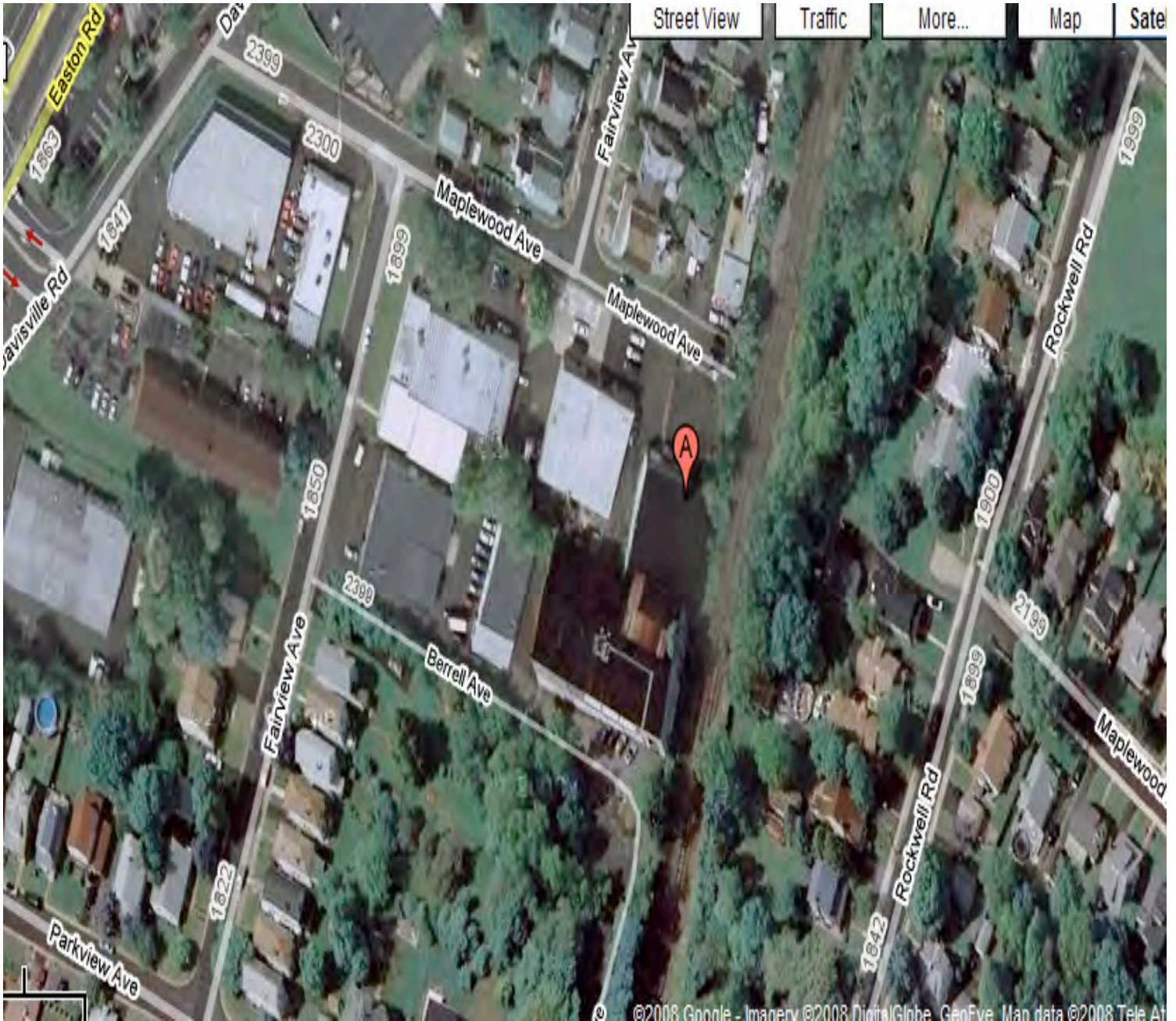


LOCAL MAP



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AERIAL VIEW



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