

AVAILABLE FOR LEASE

± 78,000, 65,000 & 15,000 SF

1000 ARMAND HAMMER BOULEVARD / POTTSTOWN, PA 19464



TRI-COUNTY
COMMERCE PARK

CORNERSTONE REALTY, INC.

CBRE

**1000 ARMAND HAMMER BOULEVARD
POTTSTOWN, PA 19464**

**TRI-COUNTY
COMMERCE PARK**

PROPERTY ADDRESS	1000 ARMAND BOULEVARD, POTTSTOWN, PA, 19464
ACREAGE	± 50 ACRES
BUILDING SF	749,880 SF
AVAILABLE - F/G BAY	± 78,000 SF
AVAILABLE - C BAY	± 65,000 SF (FALL 2021)
AVAILABLE - OFFICE	± 15,000 SF (DIVISIBLE TO ±5,000 SF UNITS)
CLEAR HEIGHT	21' 11"
ROOFING	FIRESTONE FULLY ADHERED RUBBER MEMBRANE ROOF (INSTALLED IN 2010 AND UNDER WARRANTY UNTIL JUNE 2030)
CONSTRUCTION	100% MASONRY
COLUMN SPACING	64' X 21' 5"
LOADING - F/G BAY	(8) EIGHT TAILGATE DOORS
LOADING - C BAY	(11) ELEVEN TAILGATE DOORS
TRUCK COURT DEPTH	115' - 140'
TRAILER PARKING	ABUNDANT
CAR PARKING	1,100 CAR SPACES
SPRINKLER	WET SPRINKLER SYSTEM
LIGHTING	T-5 LIGHTING
ELECTRICAL	33K V
SECONDARY ELECTRIC	SECONDARY SERVICE OF 480/277 VOLTS AND 240/120 VOLTS METERED TO EACH BAY. THERE IS 480 VOLT OVERHEAD BUSS DUCT DISTRIBUTED THROUGHOUT.
HVAC	AIR ROTATION HEATING UNITS IN WAREHOUSE; HVAC IN OFFICE
WATER	PUBLIC - POTTSTOWN WATER DEPARTMENT
SEWER	PUBLIC - LOWER POTTS GROVE AUTHORITY
ZONING	HI - HEAVY INDUSTRIAL

SITE PLAN



AVAILABLE SPACE

± 78,000 SF

(8) EIGHT TAILGATE DOORS

± 65,000 SF

(11) ELEVEN TAILGATE DOORS

± 15,000 SF

OFFICE SPACE



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- » EXTREMELY LOW OPERATING EXPENSES
- » ABUNDANT PARKING AND TRAILER STORAGE
- » GROWTH OPPORTUNITIES
- » RECENT PROPERTY UPGRADES
- » IMMEDIATE HIGHWAY ACCESS
- » GREAT, ENGAGED PROPERTY OWNERSHIP

	DIMENSIONS	SQUARE FEET (+/-)	TOTAL SF AVAILABLE
BAY A:	385' X 258'	98,685	
BAY B:	385' X 279'	106,812	
BAY C:	258' X 385	98,685	± 65,000 SF AVAILABLE
BAY D:	341' X 344'	115,418	
BAY E:	341' X 251'	87,280	
BAY F/G:	341' X 537'	183,000	± 78,000 SF AVAILABLE
BAY X:	194' x 232'	45,000	
OFFICE:	200' X 75'	15,000	± 15,000 SF AVAILABLE
TOTAL		749,880 SF	158,000 SF

*ALL OCCUPIED SPACES ARE SEPARATELY SUB-METERED.

LOCATION

LOCATION HIGHLIGHTS

EXCELLENT REGIONAL ACCESS



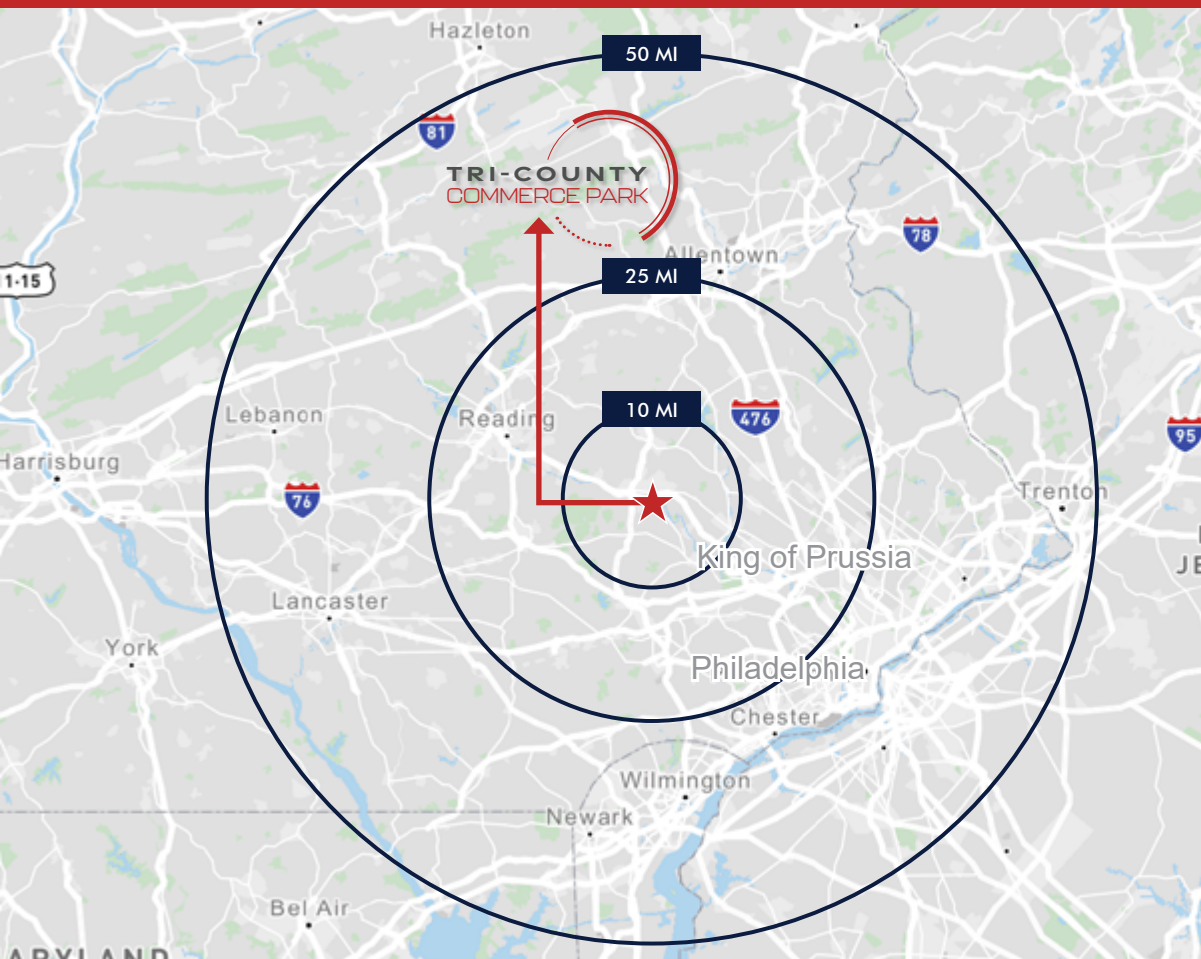
**IMMEDIATE ACCESS TO
ROUTE 422**



**LESS THAN 5 MINUTES
TO ROUTE 100 N/S**



**20 MILES TO KING OF
PRUSSIA**



LOCATION SUMMARY



Site Location

Center City Philadelphia
39 miles

New York City
125 miles

Port of Philadelphia
43 miles



TRI-COUNTY COMMERCE PARK

CONTACT US

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