

Tri-County Commerce Park

1000 Armand Hammer, Pottstown, PA 19464

For Lease: Warehouse with Abundant Parking and Loading & $\pm 15,000$ SF Flex Building



1000 Armand Hammer Dr.
Pottstown, PA 19464

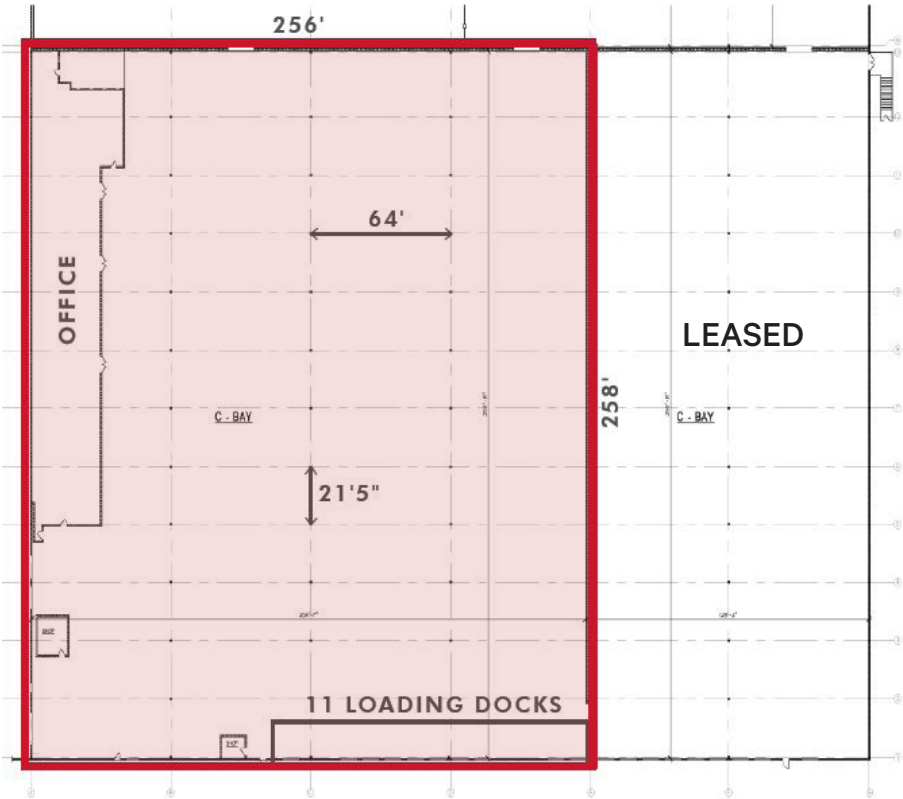
Property Highlights

1000 ARMAND BOULEVARD, POTTSTOWN, PA	
OWNERSHIP	BCW Associates, Ltd., an Affiliate of Cornerstone Realty, Inc.
AVAILABLE SF	±65,000 SF: Warehouse / Distribution ±15,000 SF: Flex (divisible to ±5,000SF)
TOTAL SF	±749,880 SF
MUNICIPALITY	Lower Pottsgrove Township
ZONING	HI- Heavy Industrial



FRONT VIEW OF ±65,000 SF UNIT

Site Plan ±65,000 SF



	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'		-
BAY X	194' x 232'	45,000	-
OFFICE	200' X 75'	15,000	± 15,000 SF AVAILABLE
TOTAL			± 80,000 SF AVAILABLE

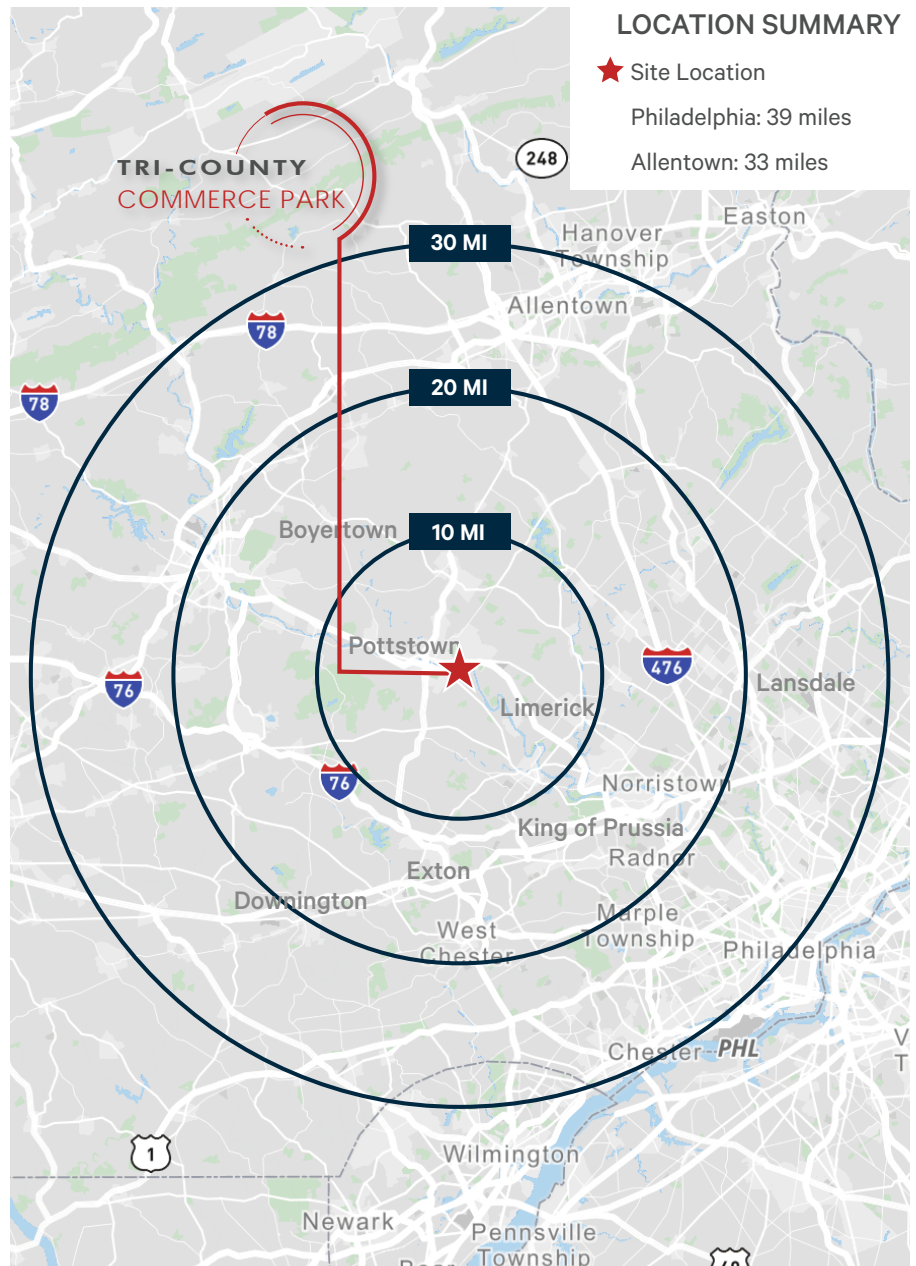
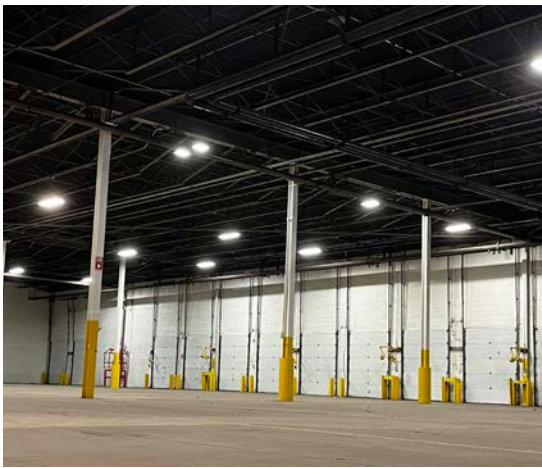
For Lease

Building Highlights



CLEAR HEIGHT	22'	SPRINKLER	Wet Sprinkler System
ROOFING	Firestone Fully Adhered Rubber Membrane Roof Installed in 2010 and Under Warranty Until June 2030	LIGHTING	T-5 Lighting
CONSTRUCTION	100% Masonry	ELECTRICAL	33kv Primary Service Provided By Peco Energy There Are Four Substations in This Building
COLUMN SPACING	64' X 21' 5"	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
TRUCK COURT DEPTH	115' - 140'	HVAC	Air Rotation Heating Units in Warehouse; HVAC in Office
PARKING	1.5/1,000 SF Parking Ratio. Plentiful Parking for Trailer Storage	WATER	Public - Pottstown Water Department
		SEWER	Public - Lower Pottsgrove Authority

Radius Map



Contact Us

Paul Touhey

Executive Vice President
+1 610 251 5126
paul.touhey@cbre.com
Lic. PA, NJ, DE

Andrew Green

Senior Vice President
+1 610 405 9030
andrew.green@cbre.com
Lic. PA, NJ

Abraham Kromah

Associate
+1 610 348 6147
abraham.kromah@cbre.com
Lic. PA, MD

CBRE, Inc.

555 E. Lancaster Avenue
Suite 120, Radnor, PA 19087
+1 610 251 0820
Licensed Real Estate Broker

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