TRI-COUNTY COMMERCE PARK

±183,000 SF AVAILABLE

1000 ARMAND HAMMER BOULEVARD
POTTSTOWN, PA 19464

CBRE

TRI-COUNTY COMMERCE PARK

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POTTSTOWN, PA 19464

PROPERTY OWNER AND MANAGEMENT	BCW Associates, LTD. Managed by Cornerstone Realty, Inc.
PROPERTY ADDRESS	1000 Armand Hammer Boulevard, Pottstown, PA 19464
MUNICIPALITY	Lower Pottsgrove Township
ZONING	HI - Heavy Industrial
PARCEL NUMBER	42-00-00108-408
2025 OPEX ESTIMATE	$1.90/SF inclusive of property taxes
AVAILABLE SF	Two (2) continuous units totaling 183,000 SF • ~105,000 SF, inclusive of ~2,500 SF of office space • ~78,000 SF, inclusive of ~2,000 SF of office space
CLEAR HEIGHT	21’ 11”
ROOFING	Firestone fully adhered rubber membrane roof (installed in 2010 and under warranty until June 2030)
COLUMN SPACING	64’ X 21’ 5”
LOADING	~105,000 SF: Twelve (12) Loading Docks ~78,000 SF: Eight (8) Loading Docks, One (1) Drive-In Door
TRUCK COURT DEPTH	115’ - 140’
PARKING	1.5/1,000 SF parking ratio with over 50 spaces for trailer storage
SPRINKLER	Wet sprinkler system
LIGHTING	T-5 Lighting
ELECTRICAL	33KV primary service provided by PECO Energy. There are four substations in this building
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	Publish - Pottstown Water Department
SEWER	Public - Lower Pottsgrove Authority

SITE PLAN

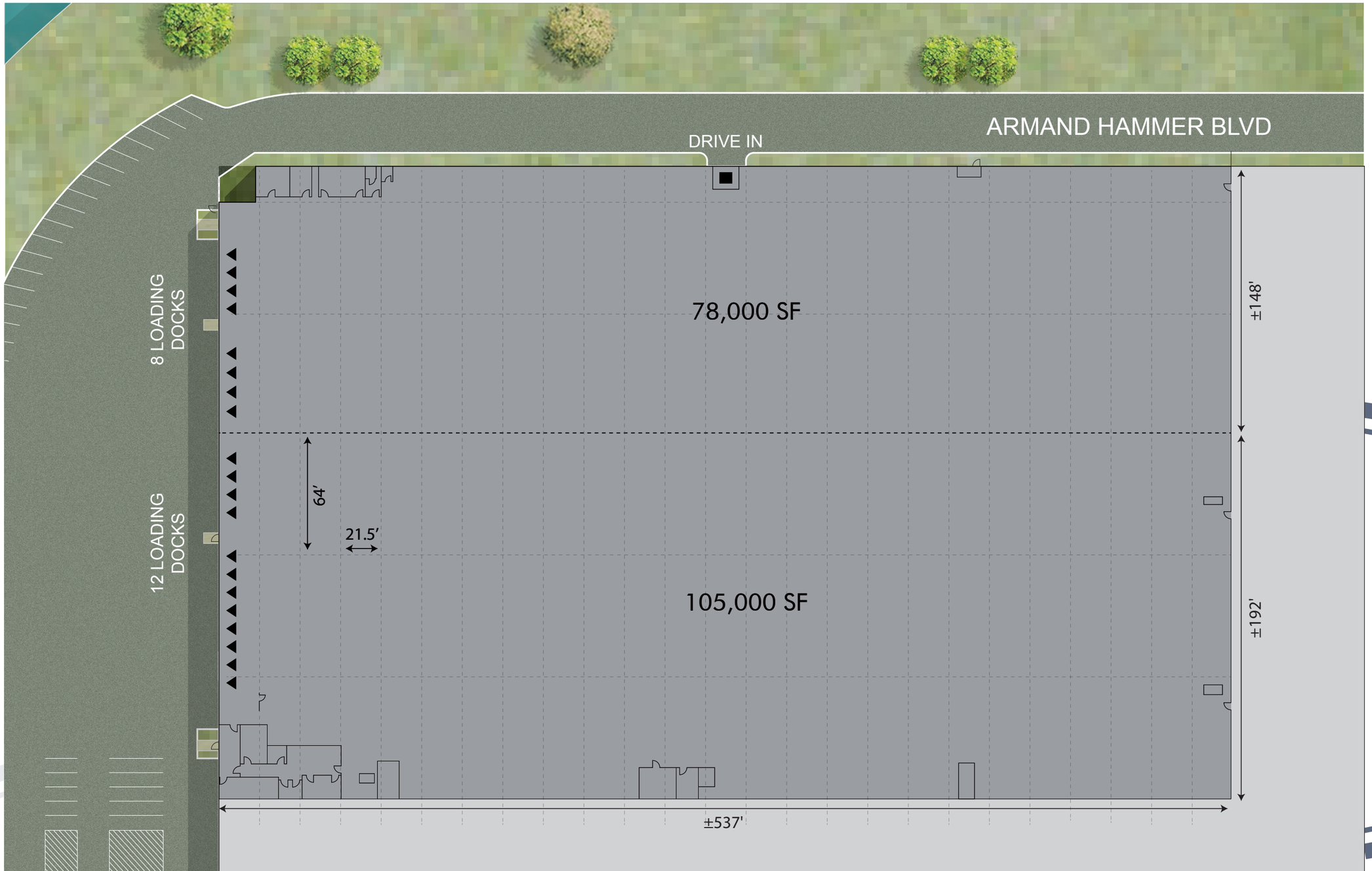
AVAILABLE SPACE

± 183,000 SF
(20) TWENTY TAILGATE DOORS

± 4,000 SF
OFFICE SPACE

64' X 21'5"
COLUMN SPACING

FLOOR PLAN


ARMAND HAMMER BLVD
DRIVE IN
8 LOADING DOCKS
12 LOADING DOCKS
78,000 SF
105,000 SF
64'
21.5'
±148'
±192'
±537'

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

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

	DIMENSIONS	SQUARE FEET (+/-)	TOTAL SF AVAILABLE
BAY A:	385' X 258'	98,685	0
BAY B:	385' X 279'	106,812	0
BAY C:	258' X 385	98,685	0
BAY D:	341' X 344'	115,418	0
BAY E:	341' X 251'	87,280	0
BAY F/G:	**341' X 537'**	**183,000**	**± 183,000 SF**
BAY X:	194' x 232'	45,000	0
TOTAL:		**749,880 SF**	**± 183,000 SF**

*ALL OCCUPIED SPACES ARE SEPARATELY SUB-METERED.

LOCATION

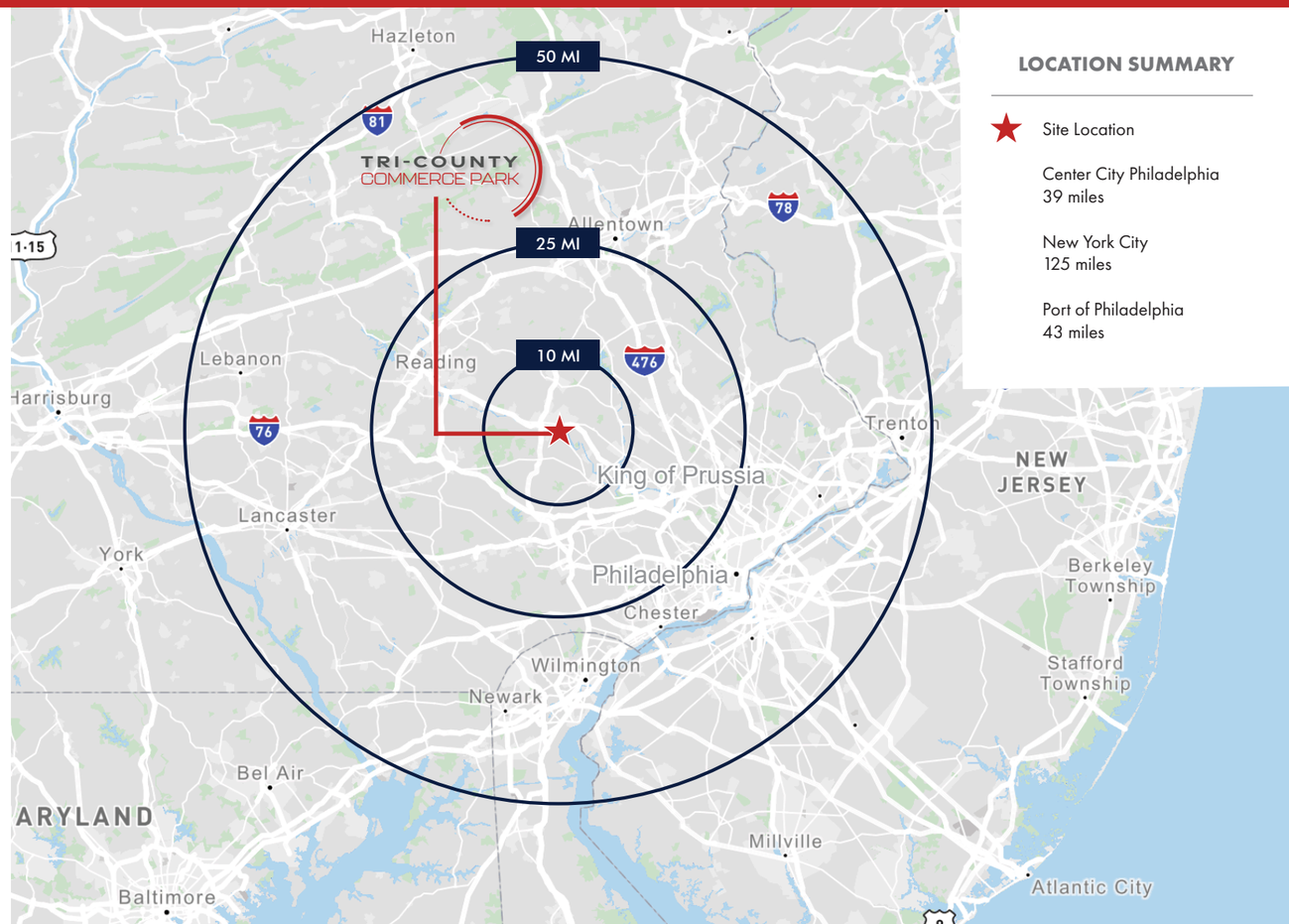
HIGHLIGHTS

EXCELLENT REGIONAL ACCESS

IMMEDIATE ACCESS TO ROUTE 422

LESS THAN 5 MINUTES TO ROUTE 100 N/S

APPROXIMATELY 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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AVAILABLE FOR LEASE

± 183,000 SF

1000 ARMAND HAMMER BOULEVARD / POTTSTOWN, PA 19464

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CORNERSTONE REALTY, INC.

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