

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1077 RYDAL ROAD
SUITE 303
RYDAL, PENNSYLVANIA 19046
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

FOR SALE

**2997 FRANKS ROAD
HUNTINGDON VALLEY
LOWER MORELAND TOWNSHIP
PENNSYLVANIA**

SUMMARY OF PERTINENT INFORMATION

SUBJECT:	Industrial Flex Building for Lease
PROPERTY TYPE:	Industrial Complex
ADDRESS:	2997 Franks Road Huntingdon Valley Pennsylvania, 19006
TOWNSHIP:	Lower Moreland
COUNTY:	Montgomery
STATE:	Pennsylvania
TOTAL BUILDING SIZE:	+/- 20,300 square feet
UNIT DESCRIPTION:	One-story clear span masonry/block and brick building.
LOT SIZE:	1.50 acres
OFFICE SIZE:	+/- 3,000 square feet office/showroom
CEILING HEIGHTS:	Offices – 10’ Plant – 19’7” (clear)
COLUMN SPACING:	Clear span throughout the plant.
UTILITIES:	Natural gas heat, power, vapor fixtures (plant) & fluorescent fixtures (offices) lighting.
FLOORS:	6” reinforced concrete (plant) New Updated Flooring in office/showroom.
RESTROOMS:	Office/showroom area has one (1) restroom with one (1) lavatory, water closet, and stall shower. Plant/warehouse area has one (1) restroom featuring one (1) water closet and one (1) lavatory. All fixtures within each of the restrooms are new.

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.

There is a third restroom serving a private office that contains one (1) water closet and one (1) lavatory.

HVAC:

Office/showroom area air conditioned and heated throughout. The plant is heated by a combination of natural gas fired Re Verber Ray unit heaters and Re Verber Ray radiant tube units.

POWER:

Two (2) separate electrical services. One (1) 600 Amp 120/240 Volt, Three Phase, Four Wire Service. One (1) Main disconnect providing 200 Amp 120/240 Volt Single Phase, Three Wire Service.

WATER/SEWER:

Public

LOADING:

Three (3) individual drive-in doors

CRANES:

One (1) 5-ton pendant operated Philadelphia Tram Whale bridge crane and one (1) 5-ton pendant operated Morris Wheller bridge crane.

ZONING:

Industrial ("I")

PARKING:

0.09 spaces per 1,000 SF

TAXES:

\$35,693.74 (2026)

MISCELLANEOUS:

The property is conveniently located in Eastern Montgomery County just minutes from Philadelphia, interstate I-95 Route 1, the Pennsylvania Turnpike, and bridges to New Jersey. Public transportation to the property is serviced by Septa rail, which is just a short walk to the facility.

RENTAL RATE:

\$10.00 per square foot NNN per year.

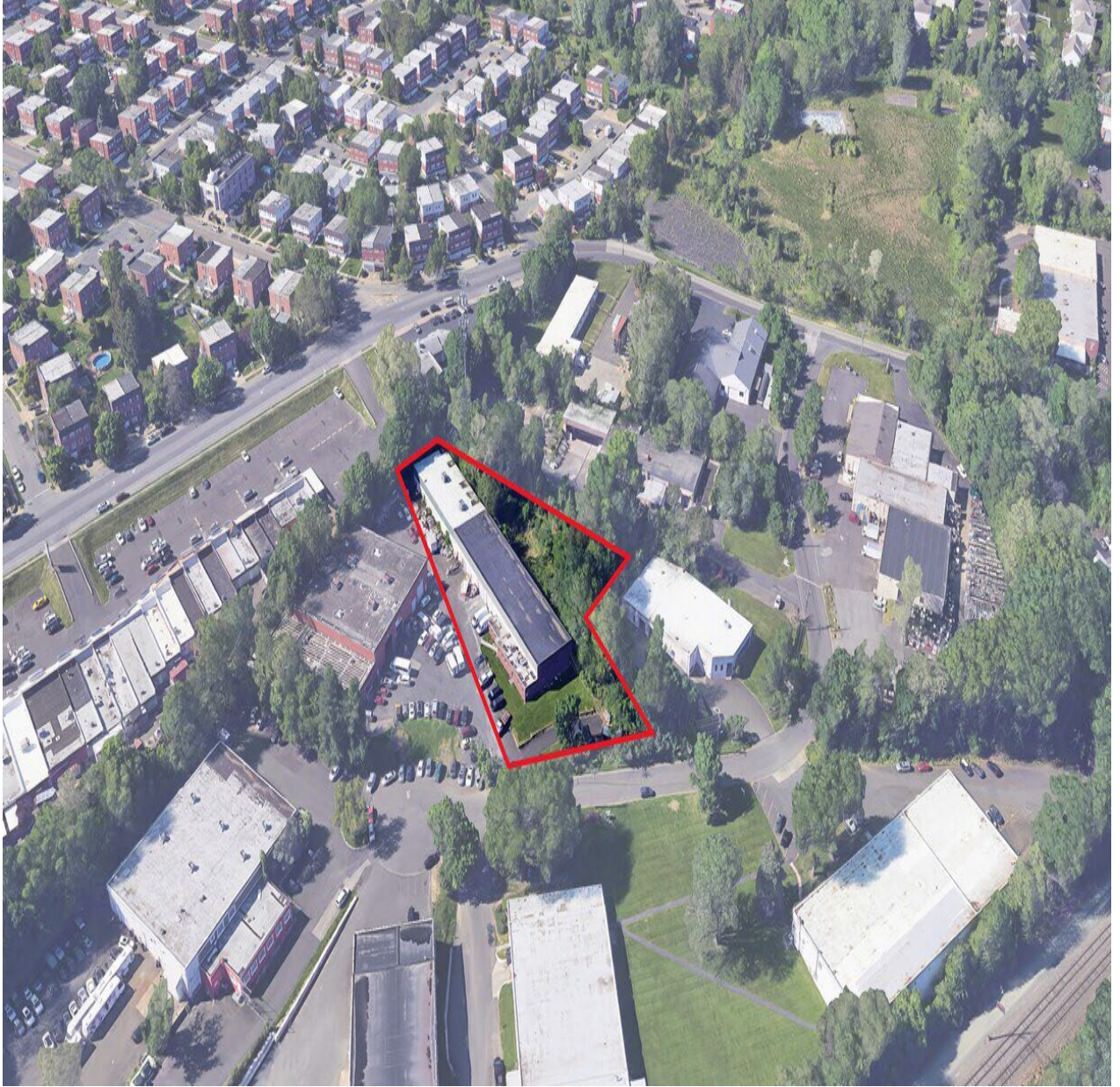
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2997 FRANKS ROAD



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AERIAL PHOTO



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OFFICE/SHOWROOM RECEPTION



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PRIVATE OFFICE



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CONFERENCE ROOM



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BREAK ROOM



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OFFICE RESTROOM



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INTERIOR OF PLANT 1



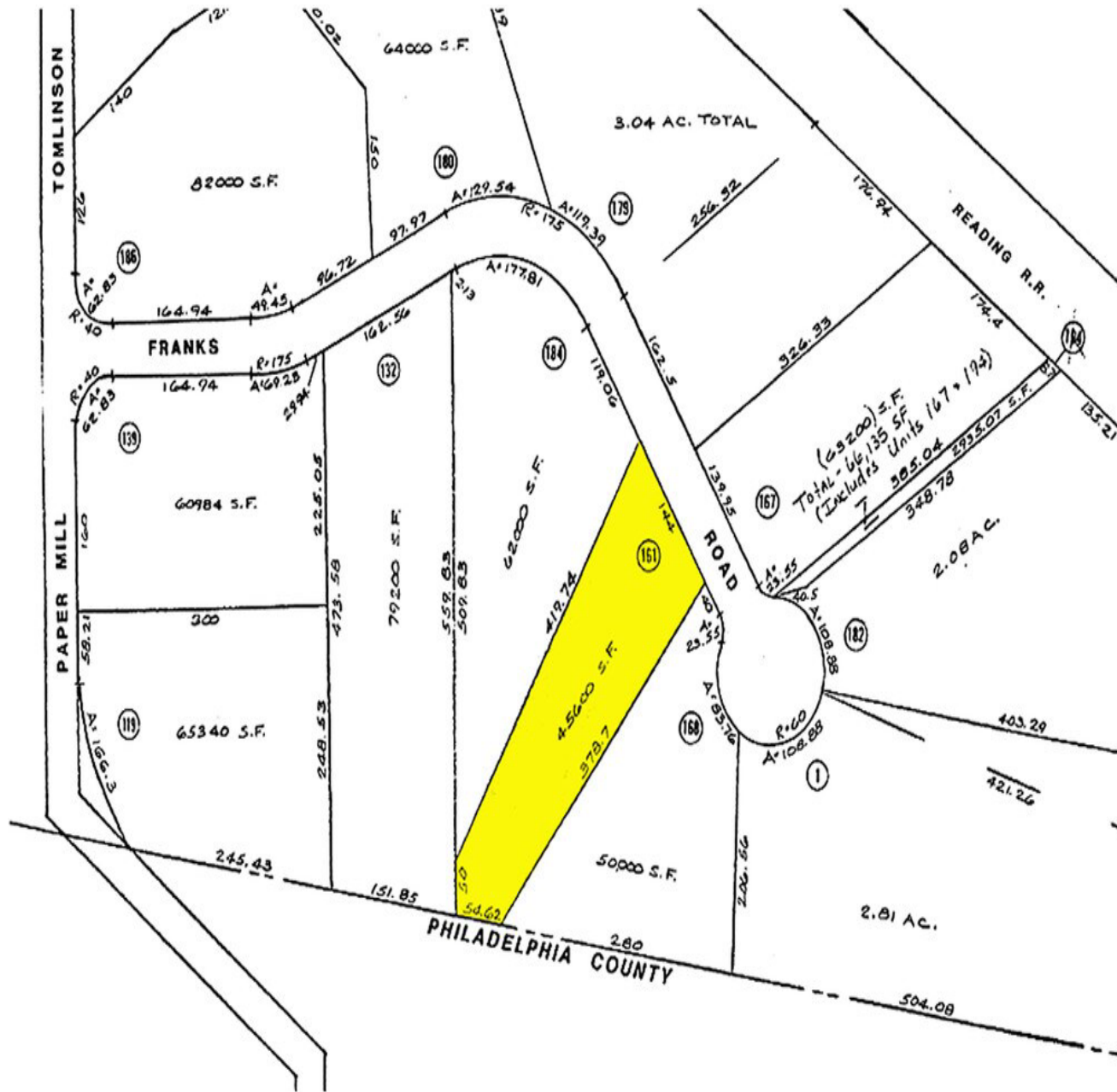
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INTERIOR OF PLANT 2



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TAX MAP OF SITE



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