Space Profile for

Unit: #301E

Area: 2377 sq ft

Address

8309 Fenton Rd.

Horsham, PA 19044

ID PLANS

4300 West Cypress St., Suite 160

Tampa, FL, 33607

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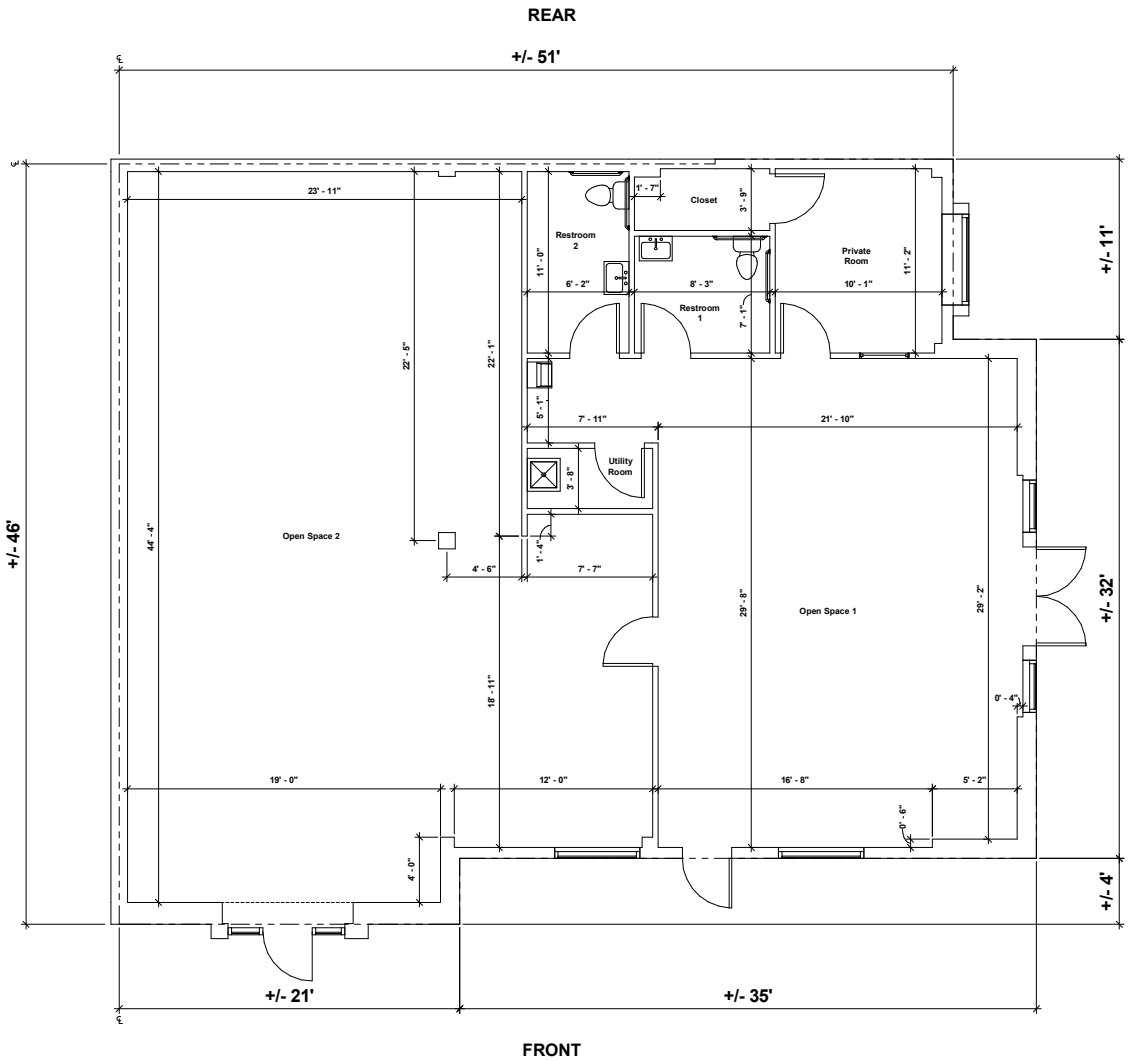

A1 **MAIN FLOOR**

1' 3' 6' 12'

ELEMENTS HORSHAM

FIRST NATIONAL REALTY PARTNERS

FIRST NATIONAL REALTY PARTNERS

151 Bodman Place, Suite 201, Red Bank, NJ, 07701

Unit # 301E
Ground Floor
+/- 2,377 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 56'

Depth
+/- 46'

Revisions

Floor Plan
Prepared 10/02/2024
Unit # 301E

Plans Produced by:
ID PLANS

4300 West Cypress Street,
Suite 160, Tampa, Florida 33607
Phone: (866) 657-2545
Idplans.com

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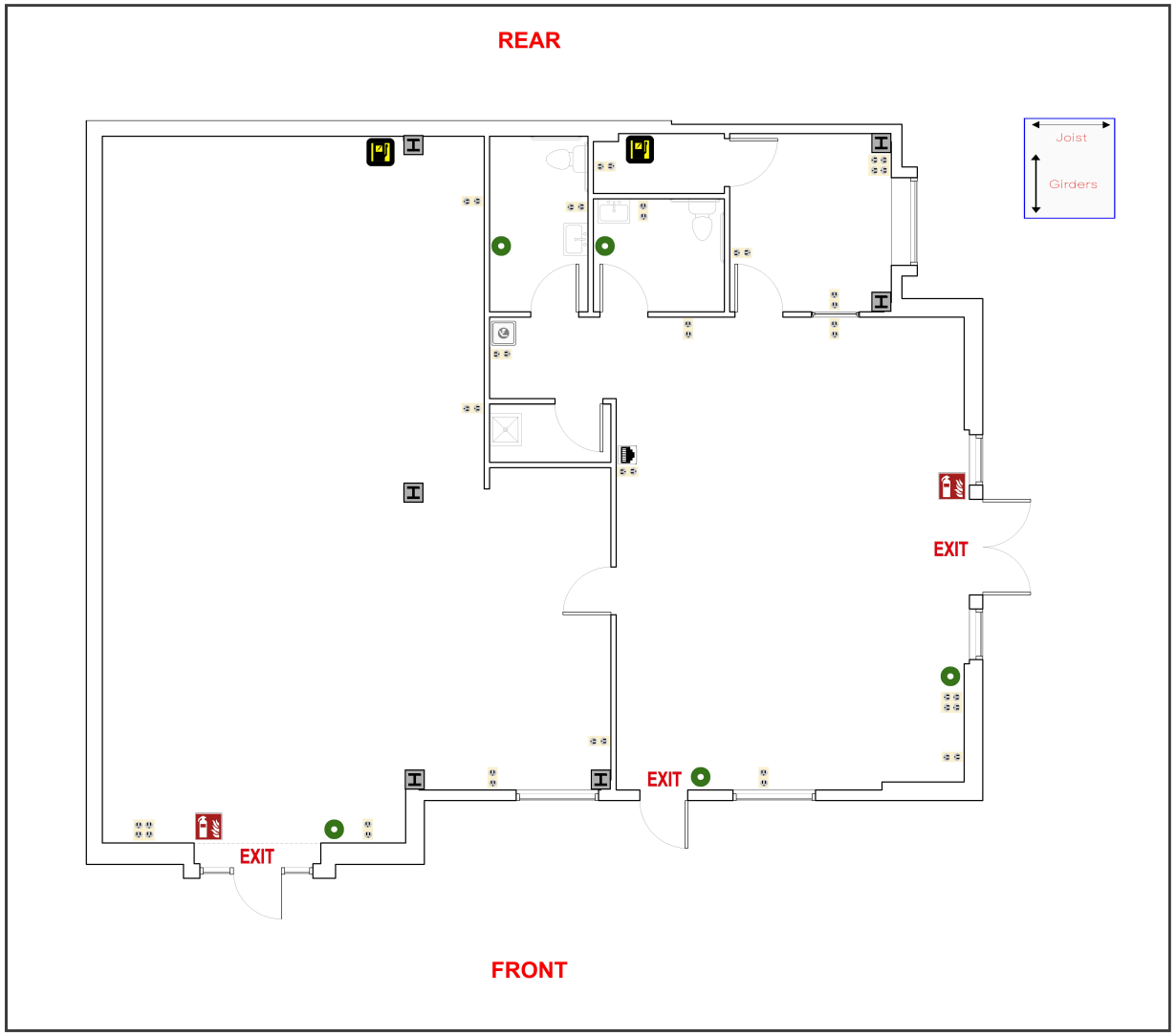
Virtual Tour



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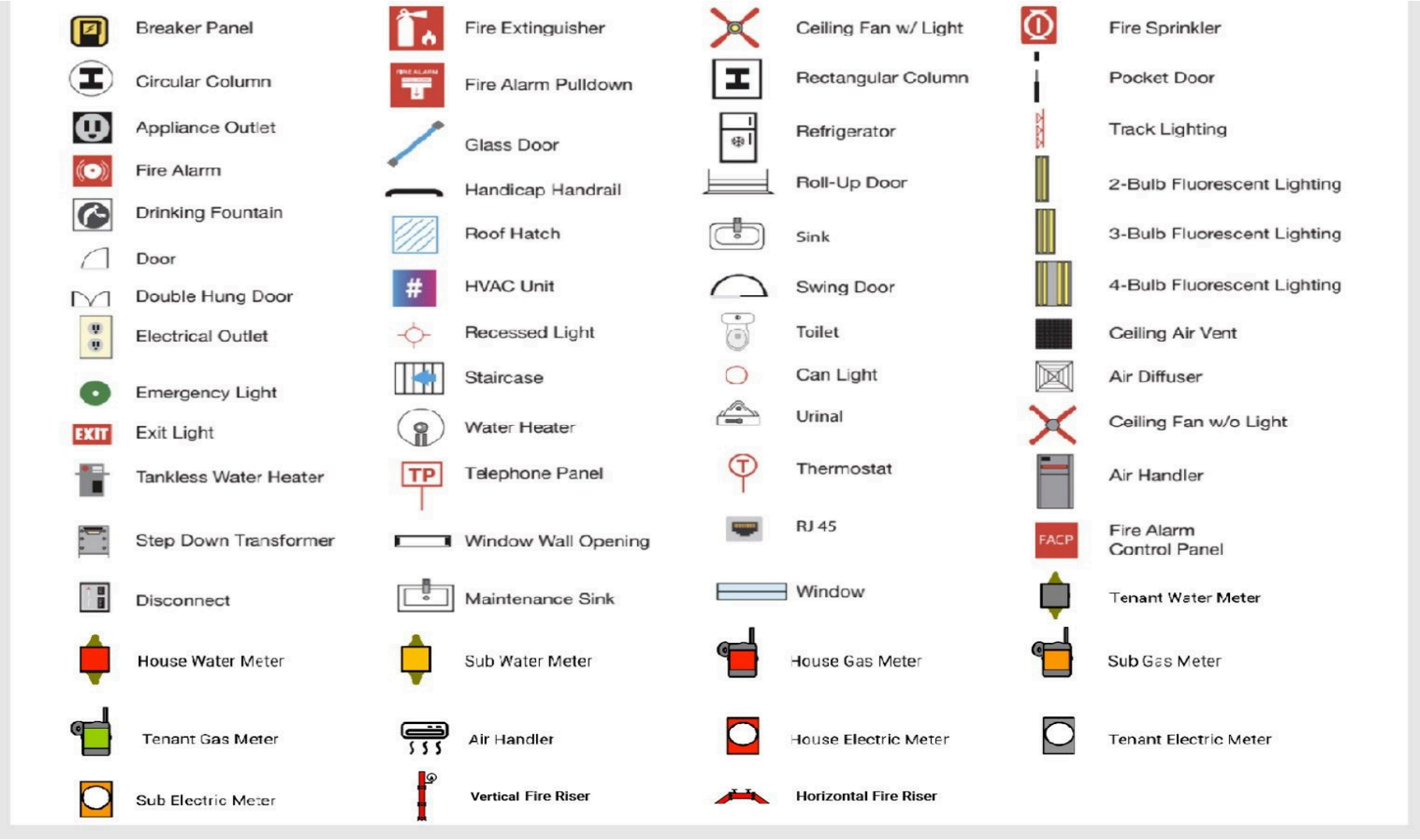
Legend



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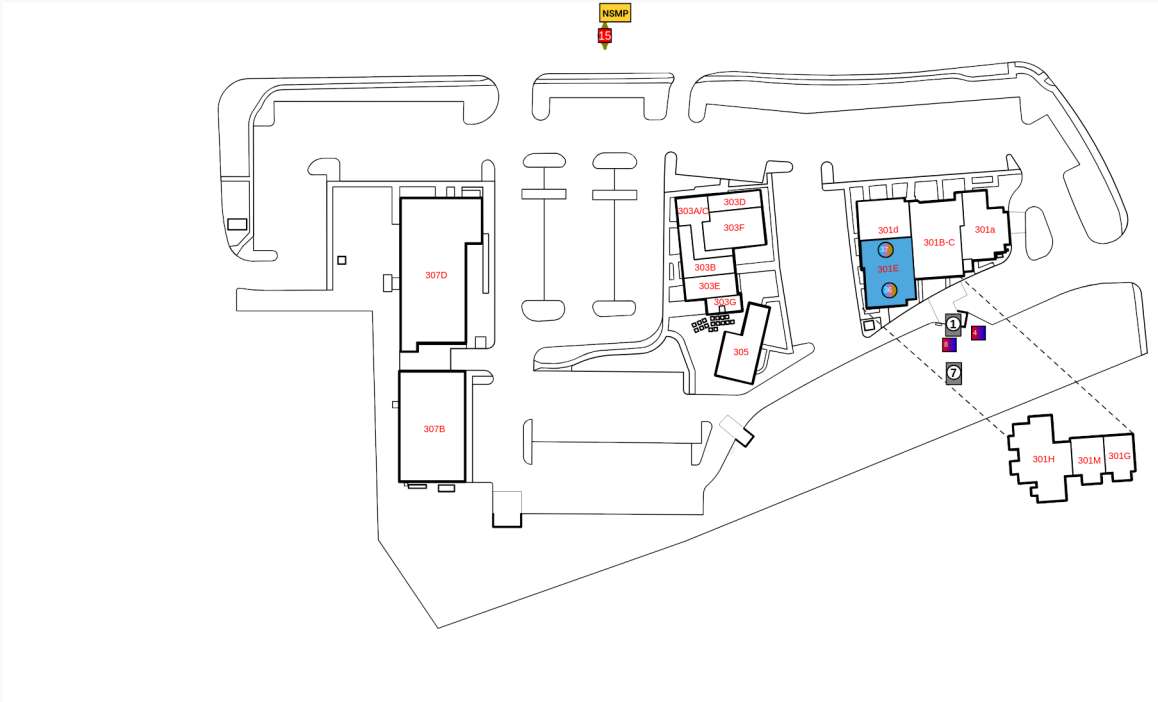

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Space Overview

Overview

Actual Square Footage	Measured Depth of Space
2377 SQFT	46' 0"

Thickness

Front Wall	Rear Wall	Left Wall	Right Wall
0' 11"	1' 0"	1' 0"	1' 2"

Flooring

Concrete	Carpet	Tile	Other	Unit	Total
		126.13 SQFT	2077.57 SQFT	2377 SQFT	2203.7 SQFT

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Ceiling Information

Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
Front: 8' 8" Back: 8' 8"	Front: 11' 2" Back: 11' 2"	Front: 9' 7" Back: 9' 7"

Ceiling Information Cont.

Clear Ceiling Height
8' 8"

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Mechanical

Air Handler

Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
1	NOT LISTED	FEM4X3600A	A091588027			
2	NOT LISTED	FV4CNB006L00ABAA	2017A86339			

HVAC

Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
1	CARRIER	25HBC336A500	0311E07224	3	2011	
2	CARRIER	24ABB360A520	2017E11502	5	2017	

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Electric

Disconnect

Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
1	0	Electrical Room	Not Listed	Not Listed	Breaker	
2	100	Electrical Room	Not Listed	Not Listed	Breaker	

Electric Meter

Reference	Meter #	Location	Amps	Notes
1	018031303	Electrical Room		Utility Company will not confirm the name on Account.
2	018340334	Electrical Room		Utility Company will not confirm the name on Account.

Not Present

Assets Not Present
Step-Down Transformer

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Service Panel

Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
1	0	Inaccessible	Class CTL Panelboard	EJ632895	General Electric	Rear Wall		
2	0	Not Listed	Load Center	Not Listed	General Electric	Utility Room		

IDPlans does not provide an Ampacity Report

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Plumbing

Backflows

Number of Backflows	Location	Size	Notes
1	Front Exterior	2	

House Water Meter

Reference	Meter #	Location	Meter Size	Notes
1	73739638	Front Exterior	2 inch	

No Sub Meter Present

Reference	Meter #	Verified Date	Notes
1	No Sub Meter Present		

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Water Heater

Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
1	Bradford white	RE112U6	PA38921805 D/N: -1NAL	12	Yes	No	3/4	Ceiling	

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Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container

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Fire

Fire Extinguisher

Number of Fire Extinguishers	Notes
2	

Not Present

Assets Not Present
Fire Alarm Control Panel

Sprinkler Heads

Sprinkler Heads Present	Riser Located in Space	Additional Information
25	No	

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Gas

Not Present	Assets Not Present
	Gas Meter

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Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	

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Storefront 1

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