

SPACE AVAILABLE

1300 E. Mermaid Lane

Wyndmoor, PA 19038

21,383 SQUARE FEET



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|-----------------------------|--|
| BUILDING DESCRIPTION | 21,383 sf on 2 levels. Each level is 90' x 110' per floor |
| OFFICES | Approximately 1,000 sf of air-conditioned offices |
| TRUCK LOADING | One drive-in doors location |
| CEILING HEIGHT | 12' clear |
| POWER | Three 250 KVA transformers converting 13,200 HV to 240/480 for power and 120/208 V for lighting |
| HEATING | Ceiling suspended gas fire blower units |
| COLUMN SPACING | 20' x 25' |
| SPRINKLER | Fully sprinklered with recently installed fire pump |
| ZONING | Majority of the site is zoned I-Industrial District while the entire frontage along Mermaid Lane is zoned C-Residence District to a depth of 150' |
| LOCATION | Strategically located just outside the City of Philadelphia with excellent accessibility to Route 309, PA Turnpike, Cheltenham Avenue, and less than 20 minutes from Center City, SEPTA access is available via the Chestnut Hill East/West, Lansdale/Doylestown Line and Buses 18, L and 22 |

Frank J. Cullen // Senior Vice President // fcullen@geisrealty.com // (215) 701-3272

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

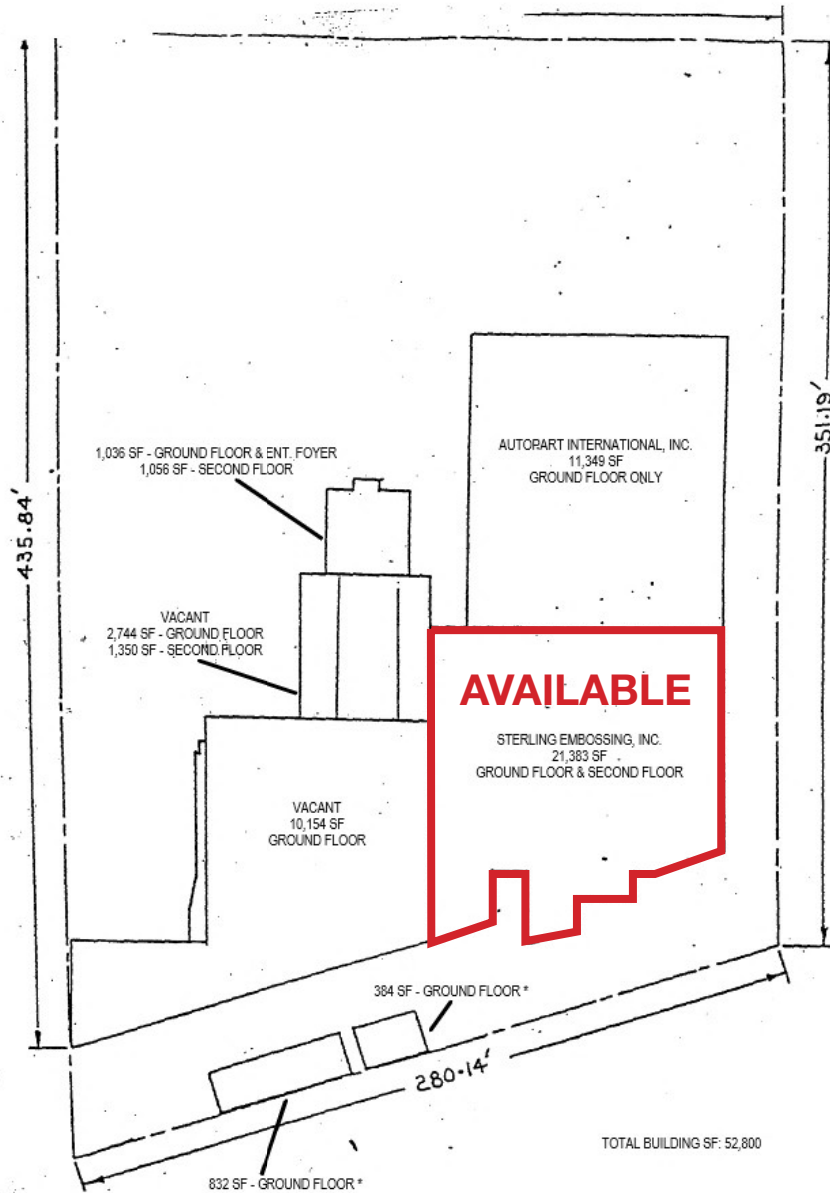
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FLOOR PLAN



* not included in total square footage

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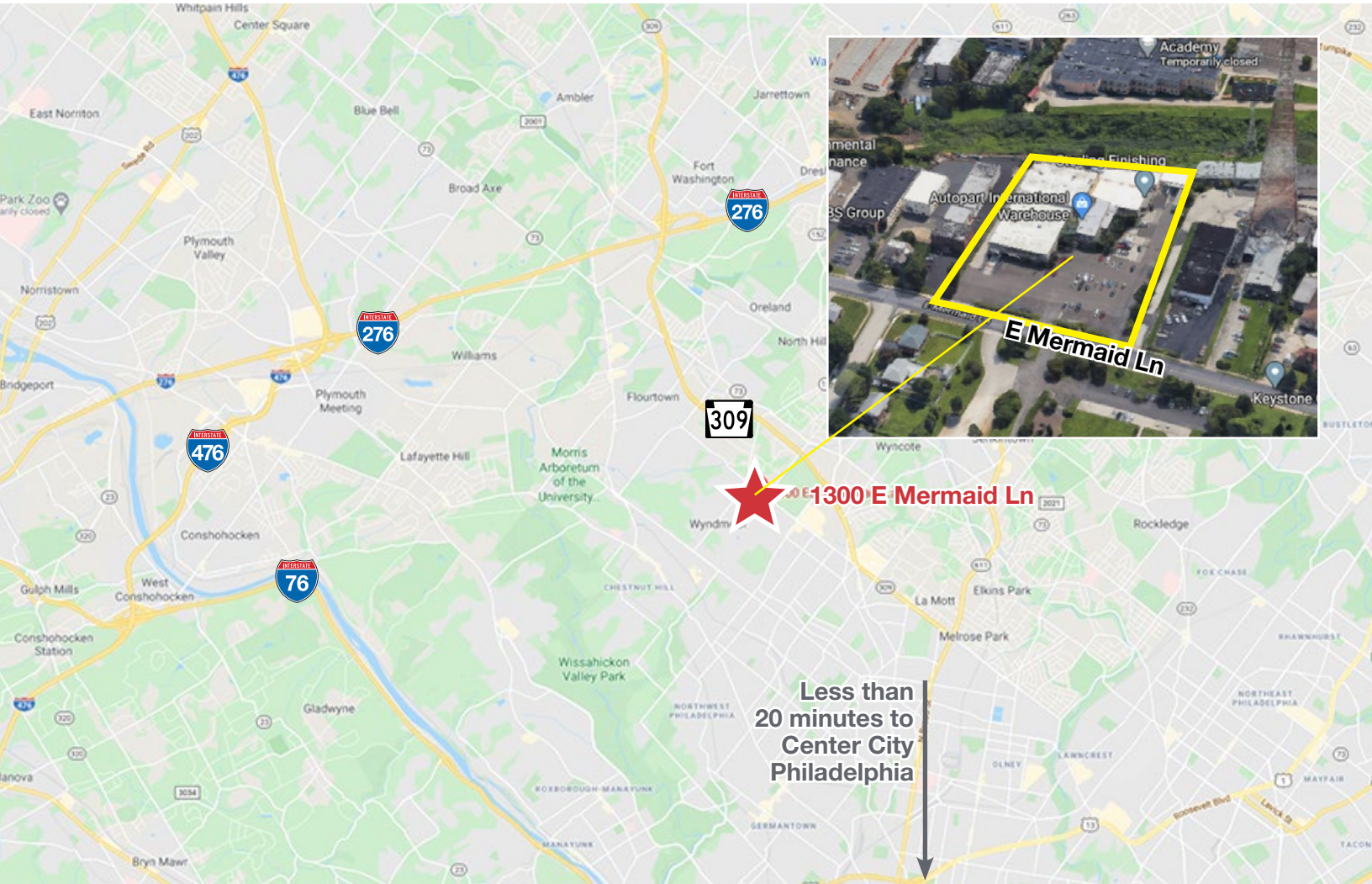
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