

# FOR LEASE - 35,000 SQUARE FEET

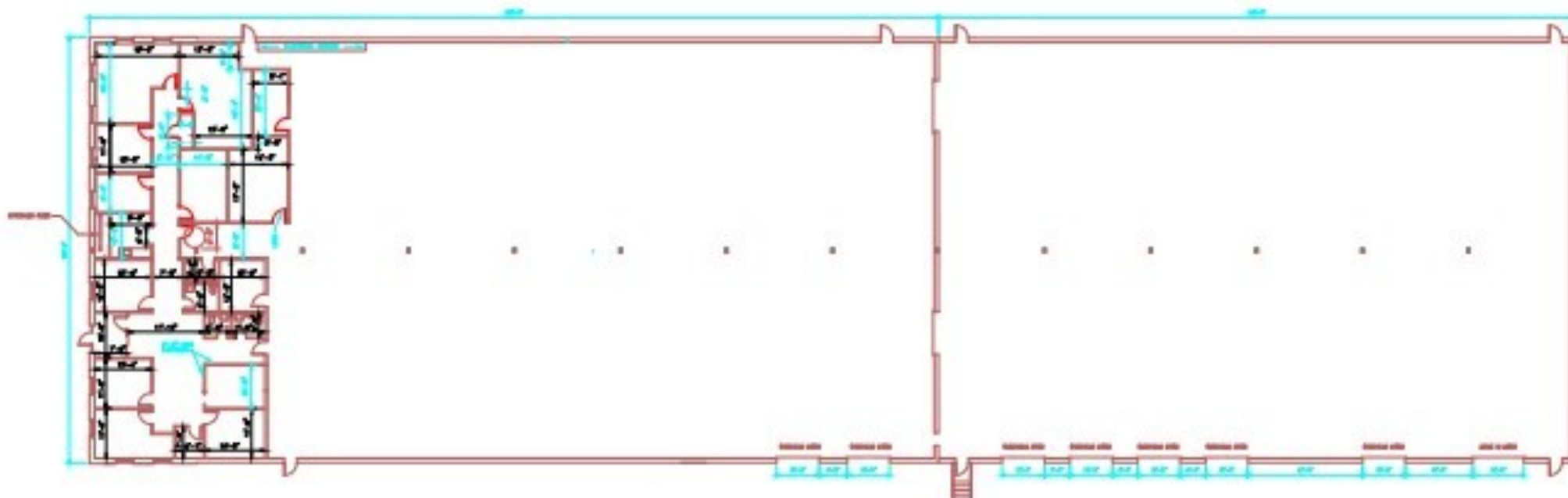
206 Progress Drive, Montgomeryville, PA





# OFFICE SPACE





**SQUARE FEET**  
35,000 S.F.

**CEILING HEIGHT**  
16' CLEAR AT LOW SIDE

**SPRINKLER**  
ESFR

**BATHROOMS**  
2 MEN'S & 2 WOMEN'S

**ZONING**  
LIGHT INDUSTRIAL

**POWER**  
800 AMPS; 277/480 VOLTS;  
3 PHASE

**COLUMN SPACING**  
25' X 50'

**LIGHTING**  
METAL HALIDE

**SPACE DIMENSIONS**  
100' X 350'

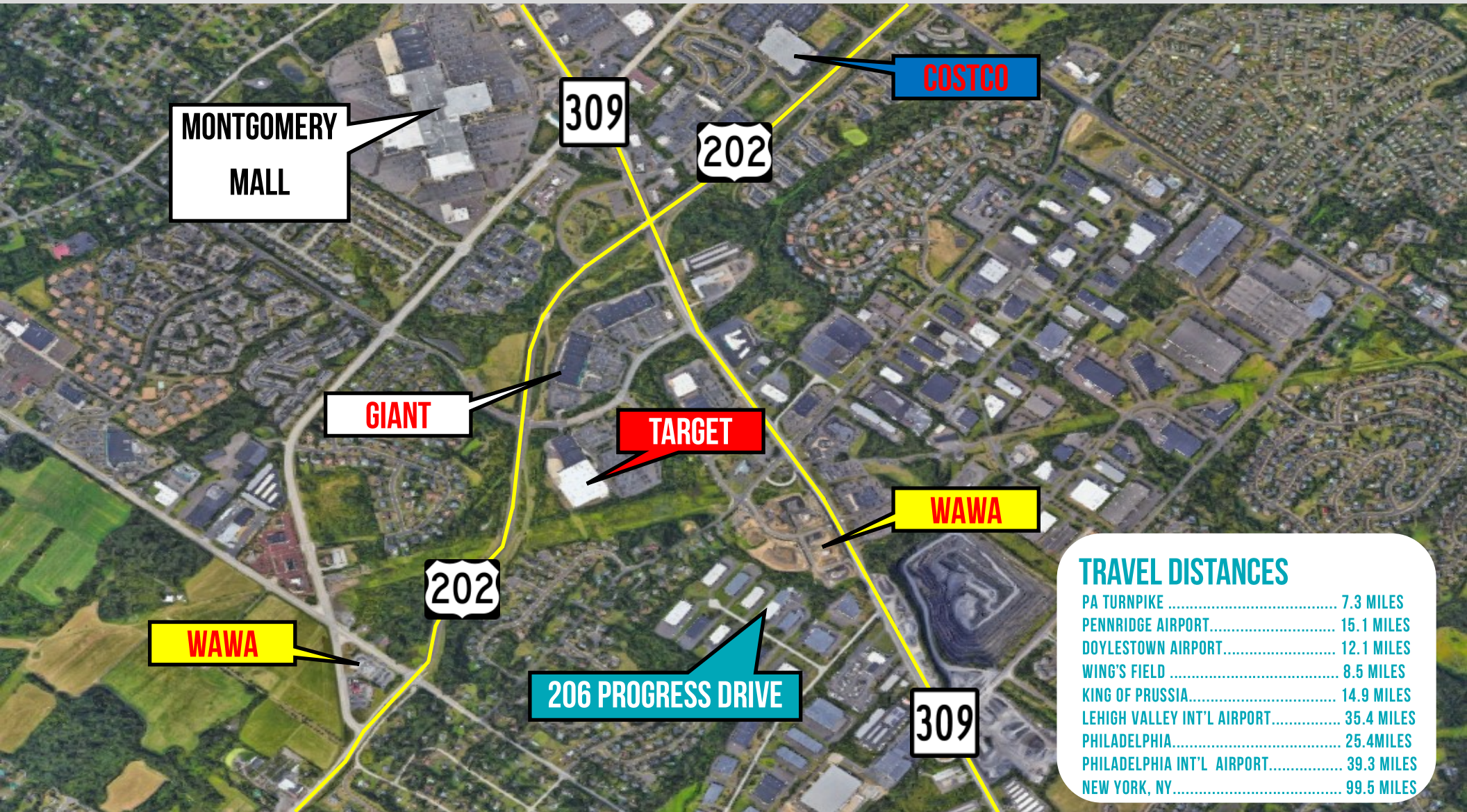
**OFFICE SPACE**  
3,813 S.F.

**LOADING**  
8 TAILGATE;  
1 DRIVE-IN DOOR

**PARKING**  
AMPLE



# AREA MAP



## TRAVEL DISTANCES

PA TURNPIKE .....	7.3 MILES
PENNRIDGE AIRPORT.....	15.1 MILES
DOYLESTOWN AIRPORT.....	12.1 MILES
WING'S FIELD .....	8.5 MILES
KING OF PRUSSIA.....	14.9 MILES
LEHIGH VALLEY INT'L AIRPORT.....	35.4 MILES
PHILADELPHIA.....	25.4MILES
PHILADELPHIA INT'L AIRPORT.....	39.3 MILES
NEW YORK, NY.....	99.5 MILES



# AERIAL MAP

