

WELSH VALLEY INDUSTRIAL CENTER
106 PARK DRIVE
MONTGOMERYVILLE, PA 18936



CREATING
INCREDIBLE SPACES
FOR INCREDIBLE
COMPANIES



SCAN ME

THE PROPERTY

Conveniently located near Rt. 63 and the PA Turnpike. Industrial space in the heart of Montgomery County.

PROPERTY FEATURES

- 73,500 S.F. Building
- 60,000 S.F. Modern, Masonry One-Story Building, and
- 13,500 S.F. Metal Sided Addition.
- 200' x 300' for 60,000 S.F.
- 92'4" x 150" for 13,500 S.F.
- EPDM & Standing Seam roof
- 3 Men's and 3 Women's Bathrooms
- 16' Clear for 60,000 S.F.
- 22' clear for 13,500 S.F. Addition
- 100% Wet Sprinkler
- Warehouse- Natural Gas Fired Suspended Heating Units.
- Office- Roof top mounted combination natural gas HVAC unit.
- 5 tailgates, 2 drive-ins and
- 2 covered exterior loading docks
- 1200 Amps 120/208 Volts



171 Corporate Drive
Montgomeryville, PA 18936
www.nappen-associates.com

**Here To Address
Your Needs!**

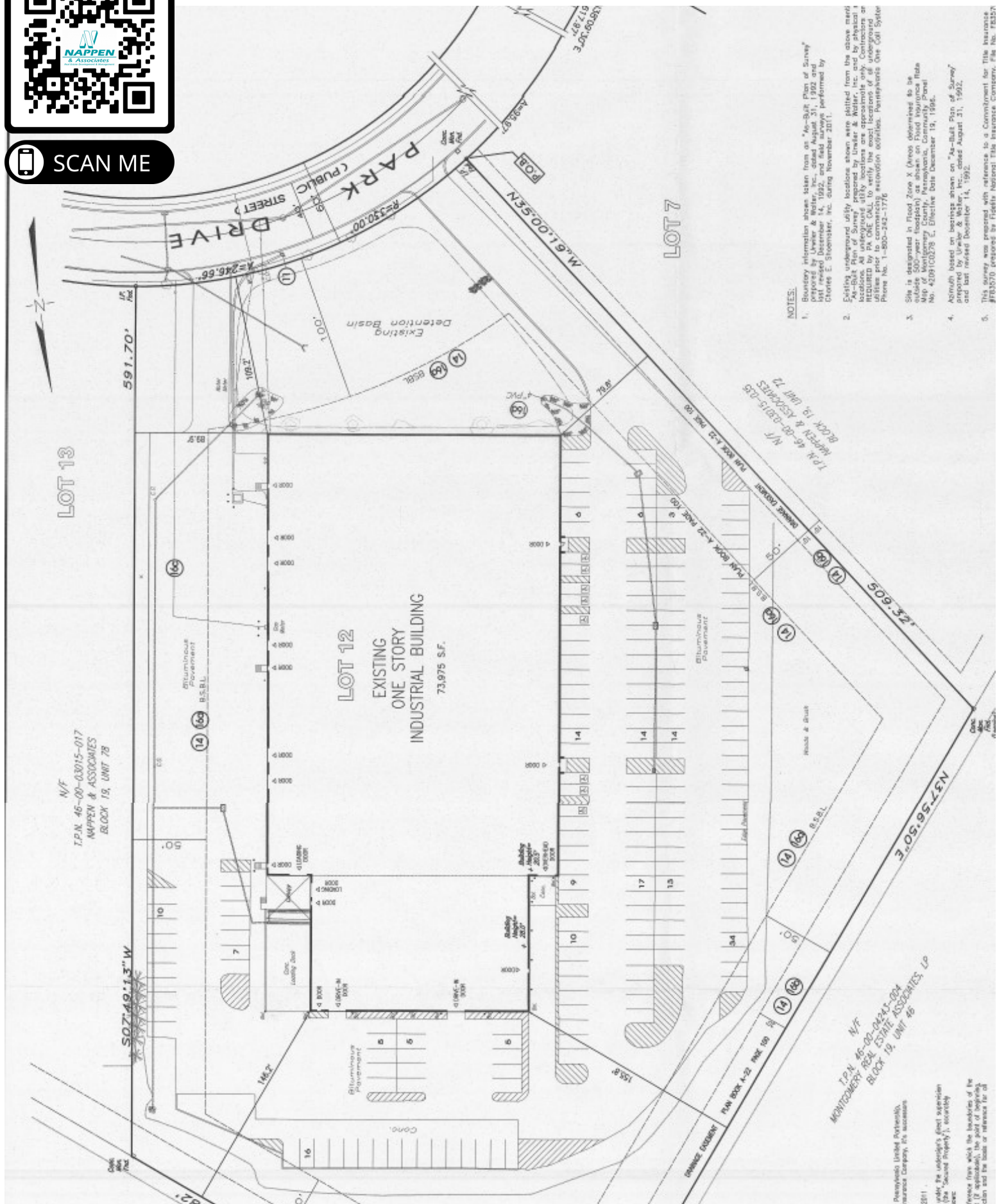
215-643-4848
Leasing@Nappen.com



NAPPEN
& ASSOCIATES



SCAN ME



NOTES:

1. Boundary information shown herein is taken from an "As-Built Plan of Survey" prepared by NAPPEN & ASSOCIATES, LP, dated August 31, 1992, and last revised December 14, 1992, and field survey performed by Charles E. Shoemaker, Inc. during November 2011.
2. Existing underground utility locations shown were plotted from the above noted survey and field investigation. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to construction. Pennsylvania One Call System Phone No. 1-800-282-1177.
3. Site is designated in Flood Zone X (Areas determined to be least likely to be inundated by 1% annual chance flood). Refer to the Map of Montgomery County, Pennsylvania, Community Flood No. 4209100276, Effective Date December 13, 1995.
4. Acreage based on bearings shown on "As-Built Plan of Survey" prepared by NAPPEN & ASSOCIATES, LP, dated August 31, 1992, and last revised December 14, 1992.
5. This survey was prepared with reference to a Commission for Title Insurance #F83570 prepared by Fidelity National Title Insurance Company, File No. F83570.

Prepared by: [Signature]
Reviewed by: [Signature]
NAPPEN & ASSOCIATES, LP

2011

under the authority of the Department of the State of Pennsylvania

the "Surveyor's Seal" is hereby

placed hereon in witness whereof

I, the undersigned, have hereunto

set my hand and the seal of my office