

Gambone Development Company

Shopping Centers, Office Buildings and Industrial/Business Parks Populate Route 422 Corridor

You'd be hard pressed these days to drive very far up or down the Route 422 Corridor without seeing a commercial development project either completed or under construction by The Gambone Development Company. And while developers in other parts of the state and nation face a slowdown due to economic volatility and uncertainties, Gambone Development Company is forging full steam ahead with a myriad of projects throughout the region.

Founded in 1958, The Gambone Development Company has been a leader in the building industry throughout the region for more than forty years. Headquartered in East Norriton Township, Montgomery County, Pennsylvania, numerous examples of their quality construction can be found throughout the suburban Philadelphia area. From shopping centers to office buildings and industrial/business parks, the commercial division of The Gambone Development Company offers extensive capabilities.

The Company has developed over three million square feet of office, retail and warehouse properties including Merck, Wyeth Ayerst, PH-Ohio Corporation and UTI Corporation.

Providence Business Center

Developed by Gambone Development Co., Providence Business Center at Oaks (featured on this month's cover) reflects Gambone's philosophy that if you build quality buildings at competitive prices in a great location, businesses will respond. This relationship is evident and illustrated by the activity at Providence Business Center. Gambone recently acquired an additional 55 acres that adjoins the Business Center, which brings the Center's total to 165-acres. Conveniently located two minutes from the Route 422, Oaks Interchange, this site is highly accessible to Philadelphia. The most recent transactions were a 24,000 sq. ft. lease to TCI, the sale of a two-acre lot to Pencora Co., a build to suit sale of a 35,000 sq. ft. building to Allied Wire and Cable, and the long-term lease of Compass USA, a national vending machine distributor, who will occupy a 20,000 sq. ft. build-to-suit.

"We strive to help our customers get what they need both in terms of product and price which is extremely important in this economic environment", said Joe Gambone, president of Gambone Development Company.

Some examples of Providence Business Center's other premier tenants include: Volpe Trucking, a 48-year-old transportation company, York Company, an international HVAC distribution company, and Acrodyn Inc.

The Volpe building features a 10-acre lot that serves as the main headquarters for the Volpe Company. This building includes a 66 door cross-dock facility, 5,000 square feet of office space, and a state of the art maintenance facility.

Acrodyne Industries, Inc., a leading manufacturer and installer of television transmission systems, occupies 45,000 sq. ft. at the Center. "Since we're striving to be the best in our industry, we

wanted to surround ourselves with the best, and our analysis and research has shown Gambone to be the best," said Robert Mancuso, President and CEO of Acrodyne of their decision to choose Gambone as the builder of their new headquarters in 2000."

Additional Properties

Gulph Mills Business Center located in King of Prussia, PA is a 35-acre business park which houses Penske Trucking, LeBus Bakery headquarters, UGI, and Hadco Inc. Recently Gambone Development Company broke ground for a new 49,000 sq. ft. 1-story flex warehouse space available for lease.

Limerick Airport Business Center in Limerick, a 107-acre Business Park currently has two new buildings, a one-story flex warehouse facility (76,500 sq. ft. - under construction) on approximately six acres and a 33,000 sq. ft. one-story industrial building.

Other available properties include a proposed 30,000 sq. ft. flex building located in Pottstown, PA (Pottstown Airport Business Campus). Ironstone Corporate Park located in Pottstown, is a 51-acre property zoned limited industrial with lots or build-to-suit buildings for sale or lease.

Gambone Development Company is also busy with its retail division with numerous retail developments. Its latest project was the completion of the Fox Ridge Shopping Center, which is a 35,000 sq. ft. retail center anchored by CVS Drug Stores. A Dunkin Donuts will be built at the center later this year.

Suburbia Shopping Center (currently under construction) located on Route 100 in North Coventry Township, (just south of Pottstown) will be anchored by a 55,000 sq. ft. Clemens Market. The 26-acre site offers 162,000 square feet of new retail space and pad sites, and is scheduled to open in August of this year. The attractive contemporary brick shopping center offers spaces from 1,500 sq. ft. to 40,000 sq. ft. Ideal uses include: home improvement; sporting goods; fashion; restaurants; video store; personal service shops; hardware; electronics; and offices. With high traffic, easy access, and a growing local population, Suburbia Shopping Center provides an exceptional retail opportunity. Also, the Lewis Road Shopping Center is undergoing a 12,000 sq. ft. retail expansion plus a 15,000 sq. ft. office building and two retail pad sites at the Lewis Road and 10th Ave. Bypass. Leasing information should be directed to Ray Kiernan at 610.630.3700.

Gambone Development Company has been constructing rental, residential, commercial, and industrial properties for over forty years. They have built their business on the principles of hard work, customer satisfaction and an ever-present commitment to quality construction that is unrivaled in the local building industry. Known for developing innovative designs into structures of solid, lasting value, Gambone Development Company has earned a well-respected reputation within the building and financial communities of the Delaware Valley.

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