


**INDUSTRIAL/FLEX PROPERTY UPDATE
AUGUST 2020**

**The location you desire.
The amenities you deserve.**

Location	Sq. Ft.	Office	Ceiling Ht.	Loading	Available	Price	Comments
East West Norriton Industrial Park East Norriton, PA 529 Foundry Road 530 Foundry Road 550 Foundry Road 2564 Industry Lane	5,900 3,700 10,422 2,000	500 n/a 1,500 2,000	18' Clearance 18' Clearance n/a n/a	(1) Tailgate (1) Drive-in (1) Tailgate (1) Tailgate n/a	August 2020 Immediately Immediately Immediately	\$7.00/sq. ft. \$5.00/sq. ft. \$7.00/sq. ft. \$2,000/mo	Nice end unit. Storage unit Location, location. Nice offices (2nd floor)
Gulph Mills Business Center King of Prussia, PA 489 Shoemaker Road, Ste. 111	6,000	3,500	20" Clearance	(2) Tailgates	Immediately	\$10.00/sq. ft.	Great end unit!
Abrams Run Industrial Center King of Prussia, PA 310 Hansen Access Road 310 Hansen Access Road	16,800 7,600	4,800 500	20' Clearance 20" Clearance	(3) Tailgates (1) Drive-in	Fall 2020 Immediately	\$9.00/sq. ft. \$8.00/sq. ft.	Nice unit Great warehouse unit!
Church Road Business Center King of Prussia, PA 307 E. Church Road	9,000	3,000	20" Clearance	(2) Tailgates, (2) Drive-ins	Immediately	\$8.25/sq. ft.	Location, location, location.
Providence Business Center at Oaks, Oaks, PA 300 Schell Lane 400 Opportunity Way	3,500 60,000	--- To suit	20" Clearance 24' Clearance min	(1) Tailgate Tailgate/Drive-in	September 2020 Spring 2021	\$7.00/sq. ft. \$8.50/sq. ft.	Great warehouse unit! New construction!
Limerick Airport Business Center Limerick, PA 319 Commerce Court 105 Jones Boulevard	7,057 12,000	1,900 2,000	20' Clearance 20' Clearance	(2) Tailgates (1) Drive-in (3) Tailgates (1) Drive-in	Immediately Immediately	\$7.00/sq. ft. \$7.00/sq. ft.	Great unit. Great end unit.
Pottstown Airport Business Center Pottstown, PA 313 Circle of Progress	4,950	n/a	20" Clearance	(1) Tailgate	Immediately	\$5.50/sq. ft.	Great warehouse unit!

LEASED

AUGUST 2020 GROUND UPDATE

Location	Size	Water/Sewer	Utilities	Zoning	Price	Comments
<i>Limerick Airport Business Center Limerick Township, PA</i>	6 Acres	Public	PECO/Gas-Electric	O/LI Office Limited-Industrial	Call for Pricing Information	Sale or lease, build to suit Minutes to Route 422, Limerick Exit
<i>Evans Industrial Court Limerick Township, PA</i>	7 - 18 Acres	Public	PECO/Gas-Electric	O/LI Office Limited-Industrial	Call for Pricing Information	Sale or lease, build to suit Minutes to Route 422, Limerick Exit
<i>Linfield Corporate Center Limerick Township, PA</i>	2 - 69 Acres	Public	PECO/Gas-Electric	O/LI Office Limited-Industrial	Call for Pricing Information	Sale or lease, build to suit Minutes to Route 422, Limerick Exit
<i>Providence Business Center West Oaks, PA</i>	 HURRY! only 15 Acres left! 15+/- Acres	Public	PECO/Gas Electric	M-1 Office Limited Industrial	Call for Pricing Information	Sale or lease, build to suit Location, location, location Minutes to Route 422, Oaks Exit

For more information call:
Bill Straub
 610-539-4700 x 108
 bstraub@gambone.com

**1030 W. Germantown Pike
 East Norriton, PA 19403
 www.gambone.com**