

**FOR SALE or LEASE**  
**58,000sf Industrial Building**  
**4.9+/-Acres**  
**331 Maple Avenue, Horsham, PA**



*One-story free standing, crane served, industrial/manufacturing facility.  
Situated in a prime suburban setting.*

- ◆ Lot Size: 4.9+/- Acres
- ◆ Square Footage: 58,000+/-sf
- ◆ Available Space: 7,000+/-sf - 28,000+/-sf
- ◆ Construction: *Walls:* Masonry block w/brick exterior along office section  
*Frame:* Steel Columns and Beams  
*Roof:* Asphalt & rubber over wood and metal deck  
*Floor:* Concrete
- ◆ Ceiling Height: Varies: 11'8", 14'10", 17.5", 20'4" - 20'8' clear to underside of beam.
- ◆ Loading: 2 oversized drive-in doors  
3 docks (2: 8'x10') (1: oversized with leveler)  
Additionally, one set of oversized double doors accessed via a concrete ramp.

**Arthur Deussing**

Vice President

**Ben Altman**

Vice President

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- ◆ Cranes: 20 Total. They are located throughout the shop area.
  - 2 - 5 Ton capacity cranes
  - 1 - 3.5 Ton capacity crane
  - 2 - 3 Ton capacity cranes
  - 10 - 2 Ton capacity cranes
  - 3 - 1 Ton capacity cranes
  - 2 - 1/2 Ton capacity cranes
- ◆
- ◆ Electrical: 13,200 volt primary service; three-phase and single phase;
  - 1 - 800 amp, 2 - 600 amp and 4 - 400 amp circuits/ 230220/110 volt
  - Buss duct electrical distribution in shop area
- ◆ HVAC: Shop: 6 suspended forced hot air & 9 roof top forced hot air units plus 3 infrared tube units. All units are natural gas fired.
  - Office Area: Fully air-conditioned and heated.
- ◆ Sprinkler System: 100% wet system
- ◆ Gas Service: PECO: 125 p.s.i.
- ◆ Water & Sewer: Public
- ◆ Zoning: I—Industrial
- ◆ Real Estate Taxes: \$30,939 (2005—2006)
- ◆ Tax Parcel #: 360007600005

***Located between Horsham Road (Route 463) and Easton Rd. (Route 611)***  
***Contiguous to Naval Air Base in Willow Grove***  
***Within Minutes to PA Turnpike (exit 343—Willow Grove)***

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