



# FOR SALE or LEASE Industrial Building

8th Street & Maple Avenue  
Lansdale Borough  
Montgomery County, PA

FOR SALE: \$1,500,000

FOR LEASE: \$3.00 per SF nnn

- Multi-Contiguous Buildings
- Bldg #1 - Brick Section 28,825sf
- Bldg #2 - Owner's Garage 2,400sf
- Bldg #3 - Quonset Hut 4,800sf
- Bldg #4 - Front Pre-Eng Unit 6,600sf
- Bldg #5 - Rear Pre-Eng Unit 8,000sf
- TOTAL 50,625sf
- 2.74 +/- Acres
- **Available for Lease: 21,900 sf**
- **INDUSTRIAL ZONING**



FOUNDATION: Poured Concrete

FLOORS: Heavy Reinforced Concrete

EXTERIOR WALL: Combined concrete block, brick and pre-engineered steel

COLUMN SIZE: Varies throughout

ROOF: Pre-engineered steel and rubber membrane/shingle on older brick buildings

CEILING HEIGHT: Block Section - Varies from 12'5" - 14'  
Pre-Engineered Section - 12'6"

LOADING: Drive in facilities throughout with raised extended dock serving old section and Quonset hut.

*For Further Information*

<p><b>Arthur Deussing</b> Vice President</p>	<p><b>Ben Altman</b> Vice President</p>
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This Information is Deemed Accurate Though Subject to Errors and Omissions



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*Property Information Continued*

- WINDOWS: Double hung opposite office area and shop with casement windows on brick section plus windows fronting Maple Avenue in Building #5 front elevation.
- LIGHTING: Drop chain fluorescent fixtures with combined sodium vapor in rear pre-engineered section.
- ELECTRICAL SERVICE 600amp, 3 phase
- OFFICES: Approximately 2,070 square feet fronting Spring Avenue facing John Evan's Sons with overall dimensions of 90' x 23', incorporating 3 interior offices, secretarial station, reception station with copying and mail room directly in back, a walk-in safe, two lavatories and a large drafting room.
- AIR CONDITIONING: Office only
- SPRINKLERS: 100% dry system in brick section. None in pre-engineered section.
- HEAT: Combination gas-fired, infrared in brick section and 16" ceiling pre-engineered section with oil-fired, forced air in lower ceiling pre-engineered unit.
- WATER & SEWER: Public
- LAVATORIES: Brick section - 2 in office area and 1 in weld shop with gang type under mezzanine in front section.
- PARKING: Approximately 75 cars on site
- REAL ESTATE TAXES: Approximately \$10,406 for entire property
- ASSESSMENT: \$525,780
- TAX PLAT: Block #6, Unit #15 - Lansdale Borough Tax Plats
- PARCEL #: 11-00-10504-006
- MISCELLANEOUS: This building has a semi-circular corrugated steel building located between the brick section and the pre-engineered section fronting Maple Ave. representing 4,800 sf used for cold storage. The owner is using a small shop/garage section located between the woodworking interior brick section and the pre-engineered building occupied by CS Studio.

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### RENT SCHEDULE

<u>SUITE#</u>	<u>TENANT</u>	<u>LEASE EXPIRATION</u>	<u>SQUARE FOOTAGE</u>	<u>MONTHLY RENT</u>	<u>ANUAL RENT</u>
Brick Section (Bldg 1)	Commercial Flooring System	Month to Month (Tenant to Provide 60 Days Written Notice)	15,600	\$3,900 gross +util.	\$46,800
Brick Section (Bldg 1)		AVAILABLE	13,225	\$3,306	\$39,675
Owner Garage (Bldg 2)		AVAILABLE	2,400	\$ 600	\$ 7,200
Quonset Hut (Bldg 3)		AVAILABLE	4,800	\$1,200	\$14,400
Front Pre-Eng Unit (Bldg 4)	A-Tech	June 30, 2008	6,600	\$2,750 gross +util.	\$33,000
Rear Pre-Eng Unit (Bldg 5)	Considine Studio	Nov. 30, 2009	3,900	\$1,272 gross +util.	\$15,264
Rear Pre-Eng Unit (Bldg 5)	Artisans Stone Services	Nov. 1, 2007 (with 18 month option to renew)	4,100	\$1,680 gross +util.	\$20,160
<b>TOTALS</b>			<b>50,625 +/-</b>	<b>\$ 14,708</b>	<b>\$176,499</b>

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