

**The  
PRESTIGE  
GROUP**  
REALTORS®

**FOR SALE**

**610.902.3900**

# INDUSTRIAL/FLEX PROPERTY FOR SALE

**2885 Terwood Road  
Willow Grove, PA 19090**



**Building Size:** 11,860+/-sf air conditioned building  
**Office:** 2,450 sf  
**Production/Warehouse:** 9,410 sf  
**Lot Size:** 1.5 acre lot (.64 acres paved)  
**Parking:** 50+ cars  
**Ceiling Height:** 9' in office, 11'-12' in production/  
warehouse area  
**Zoning:** I-Industrial

**Loading:** (1) 8'x8' drive in door (1) 8'x12' drive in door  
**HVAC:** (4) roof top mounted gas fired split systems  
**Electric:** 800 amp 3 Phase  
**Lighting:** Fluorescent  
**Roof:** Rubber membrane/asphalt over corrugated  
metal decking  
**Walls:** Concrete block/brick

***Strategically Located 1 mile from PA Turnpike (Willow Grove Exit)***

**Arthur Deussing**

Executive Vice President

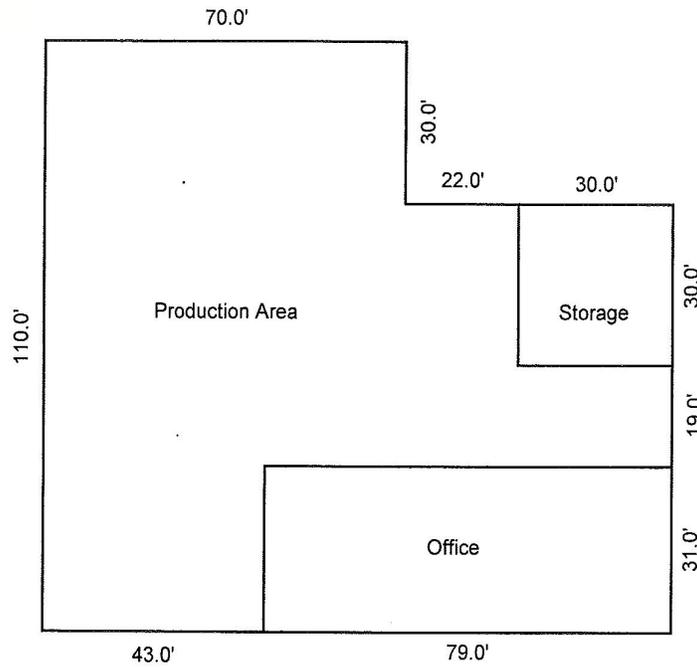
**ADeussing@PrestigeGroup.com**

**Cell: 609.458.3188 Office: 610.902.3900**

***www.PrestigeGroup.com***

*Serving Pennsylvania, New Jersey and Delaware*

This Information is Deemed Accurate Though Subject to Errors and Omissions



Scale: 1 = 35

AREA CALCULATIONS SUMMARY				AREA BREAKDOWN		
Code	Description	Size	Net Totals	Breakdown		Subtotals
	Office	2449.00		Office		
	Production Area	8511.00		31.0 x 79.0		2449.00
	Storage	900.00	11860.00	Production Area		
				19.0 x 122.0		2318.00
				30.0 x 92.0		2760.00
				31.0 x 43.0		1333.00
				30.0 x 70.0		2100.00
				Storage		
				30.0 x 30.0		900.00
			11860SF			11860SF

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