Specialist in Commercial & Industrial Real Estate





Demographics	1 mile	3 miles	5 miles
Population	8,145	22,371	91,503
Households	3,155	8,233	33,488
Median Income	\$86,034	\$95,014	\$84,770

Single-story, 6,120+/- SF building (with approx. 500 SF of office space) ideal for a variety of uses, great warehouse space conveniently located close to major highways in beautiful Harleysville, PA. Easy access to PA Route 63 (Main St), Route 113, and minutes to the PA Turnpike, I-476.

Cold storage & refrigeration ability.

Building Size: 6,120 SF (B) Ceilings: 10'

- 🚯 Land Size: 1.474 Acres 🛛 🚯 500 SF Office
- (b) Loading: One (1) tailgate loading dock
- Coning: VC Village Commercial (Lower Salford Township)



Contact: Michael Tornetta mtornetta@tornetta.com 610-279-4000



910 Germantown Pike, Plymouth Meeting, PA 19462 610-279-4000 / FAX: 610-275-6787 $\,$

The foregoing information has been obtained from sources deemed to be reliable; however, no warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.

REALTORS

TORNET

AVAILABLE FOR SALE 285 Maple Ave | Lower Salford Twp | Montgomery County, PA 6,120 +/- SF WAREHOUSE BUILDING

80.0" RIGHT SIDE ELEVATION 76:0 REST ROOM Town . OVENT ۲ $(\overline{1})$ (5) 102 III ro 1 103 194 6) E 35° F WAA HING 106 3,120 59.Pt (10) 11 50 HOT WATER (9) 109 SAIDHA POR III FP 3000 50 Ft RETAIL IOI 110 HALL WAY 105 LOADING OFFILE 108 IT: IT I W Contact: FIRST FLOOR PLAN SCALE 1/8" = 1'-0" Michael Tornetta 6,120 59,Ft. mtornetta@tornetta.com CROSS FLOOR AREL : 6.284 6.F. 610-279-4000

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