



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

**PRICE REDUCED!**



- tTC** Building Size: 6,120 SF
- tTC** Land Size: 1.474 Acres
- tTC** Loading: One (1) tailgate loading dock
- tTC** Zoning: VC - Village Commercial (Lower Salford Township)
- tTC** Ceilings: 10'
- tTC** 500 SF Office

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



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



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.

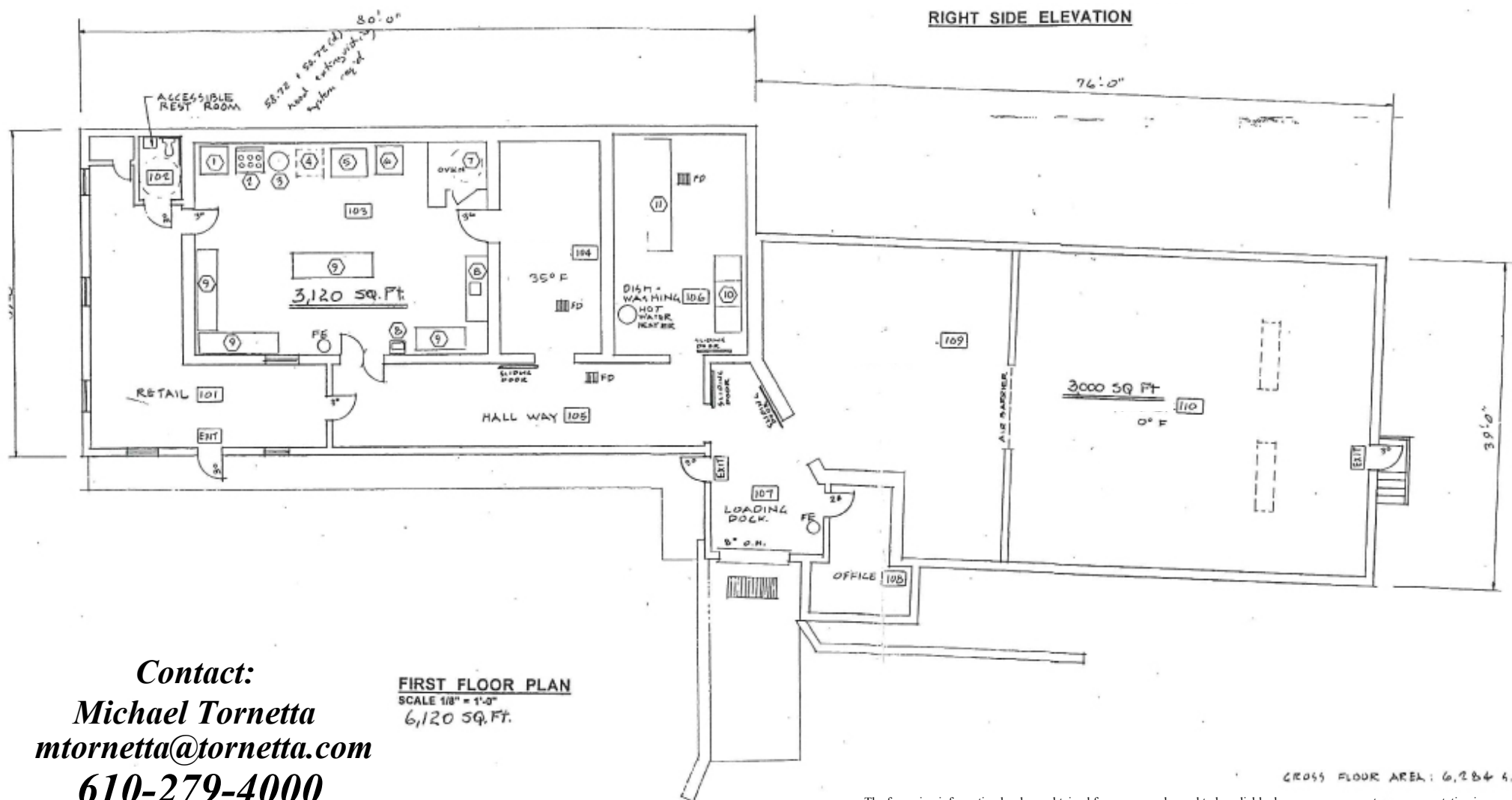
Cold storage & refrigeration ability.

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.

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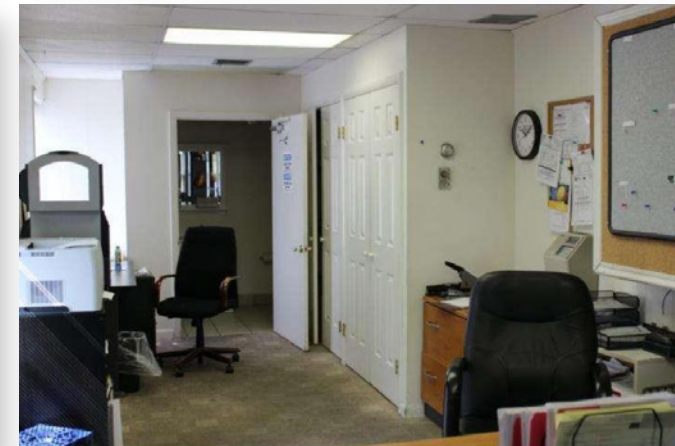
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**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
6,120 SQ. FT.

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**TORNETTA** REALTORS  
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