

FOR LEASE

Flex / Industrial Condominium

PENN'S GRANT REALTY
Corporation

***160 Commerce Drive, Unit 500
Montgomery Township, Montgomery County, PA***

COMMERCIAL • INDUSTRIAL • INVESTMENT

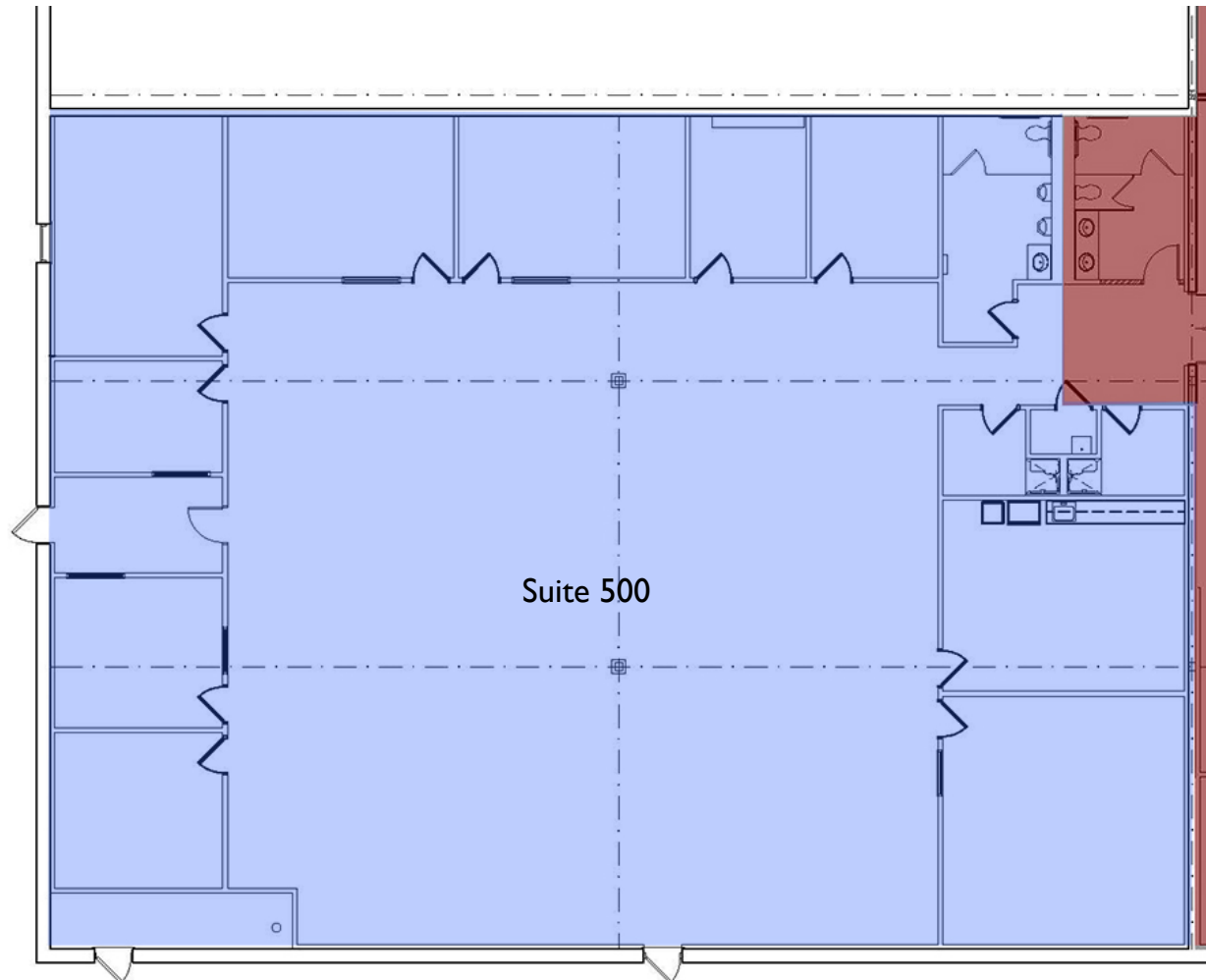


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PROPERTY SPECIFICATIONS

Unit 500:	7,290+/- SF
Current Layout: Six (6) offices, two (2) conference rooms, open work area, two (2) restrooms	
Ceilings:	13' Clear
HVAC:	Natural gas-fired roof top units; hot air heating and central A/C
Lighting:	LED
Power:	400 Amp, 3-Phase 4-Wire, 480V with 75kVA transformer to 208V
Floors:	Reinforced concrete floors
Roof:	EPDM membrane roof
Sprinkler System:	100% wet system throughout
Parking:	On-site
Water:	Public (North Wales Water Authority)
Sewer:	Public (Bucks County Water & Sewer)
Gas:	Public (PECO)
Municipality:	Montgomery Township
Business Park:	Montgomeryville Industrial Center
Zoning:	LI - Light Industrial
Tax ID:	46-00-00544-14-5
Property Taxes (2025):	\$25,014
Taxes, Insurance, CAM (2025):	\$2.86 PSF
Leasing Price:	\$14 PSF, NNN

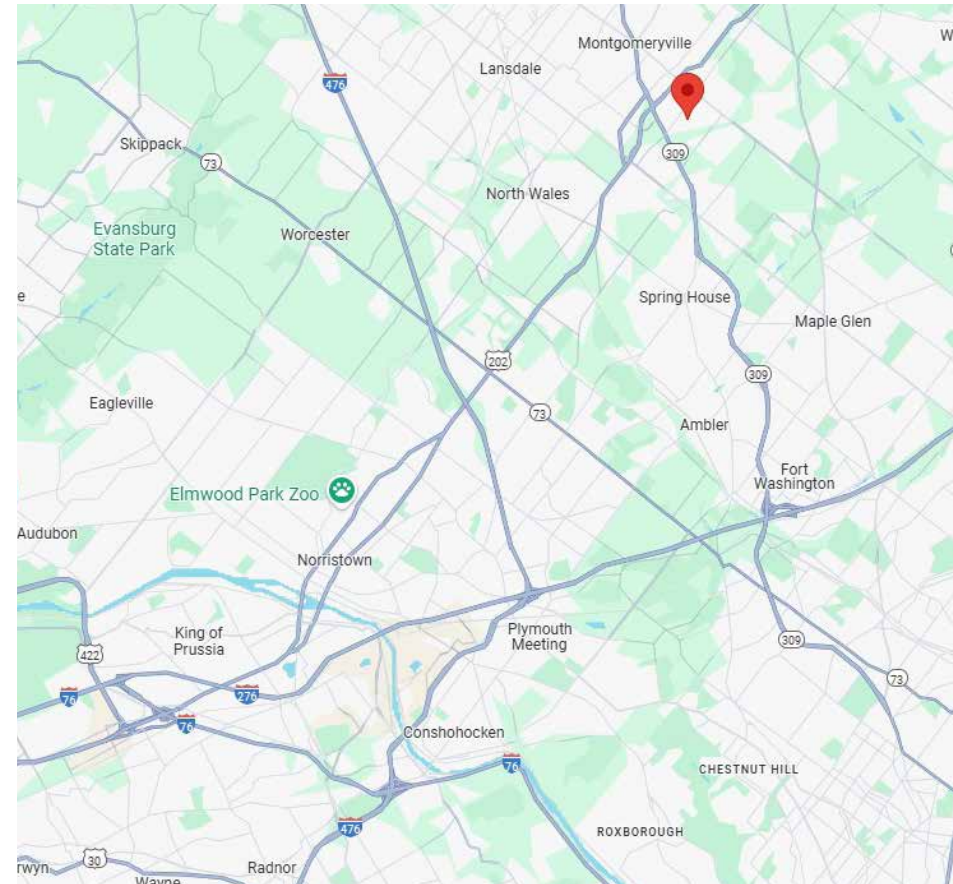




Suite 500 - 7,290± SF

Conditional Uses

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- An aerial photograph of a commercial property located at 160 Commerce Drive. The property features a large, L-shaped industrial building with a prominent red roof. To the left of this building is a large parking lot filled with numerous cars. Further back, there are several other white industrial buildings and more parking areas. The property is bordered by a road on the left and is surrounded by green trees and landscaping. The text "160 Commerce Drive" is overlaid in white on the red-roofed building.



<u>Destination</u>	<u>Distance</u>	<u>Drive Time</u>
Route 309	0.5 Miles	2 Minutes
Route 202	1.1 Miles	5 Minutes
Route 611	6.9 Miles	15 Minutes
I-276	8.2 Miles	20 Minutes
I-476	8.7 Miles	23 Minutes

