



AVAILABLE FOR SALE OR LEASE

826 N. LEWIS ROAD, LIMERICK, PA

HIGHLIGHTS

- Experienced Ownership Group Ready to Make Aggressive Deals
- 1,500sf – 15,000sf Available
- Tenant Improvement Allowance Available
- Creative Office/Medical/Flex Space with Open Ceilings Possible
- Significant Building Signage Opportunity
- Parking Ratio 4/1000
- Renovated in 2014, Constructed in 1967

LOCATION DESCRIPTION

- 1 mile from 422 (Limerick/Linfield Exit) on North Lewis Road



BUILDING SIZE
27,758 SF



ACREAGE
3.1 Acres



TRAFFIC COUNT
10,293 Vehicles Per Day Average

CONTACTS



Douglas Kelly

Vice President

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OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	3
Lot Size:	3.1 Acres
Building Size:	27,758 SF

PROPERTY HIGHLIGHTS

- Year Constructed 1967
- Renovated 2014
- Construction Block on Steel Frame
- Fire Protection Fully Sprinklered with a wet system
- Alarms & Strobes
- Panic Hardware on Exit Doors
- Zoning LC- Limited Commercial
- Utilities: Peco- Electric
- Water - PA Water Company
- Public Sewer Authority
- 4 Drive-in Doors
- Traffic Count 10,293 Vehicles per day average

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