

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sublease Price:	\$5.95 NNN
County:	Montgomery
Township:	Upper Providencer
Building Size:	19,994 SF
Office Space:	5,000 SF
Grade Level Doors:	1 - 14'x14'
Dock High Doors:	2
Ceiling:	24'
Sprinkler:	Yes
Power:	800 AMP
Zoning:	M1 - Office and Limited Industrial

PROPERTY OVERVIEW

Excellent opportunity to sublease a 19,994 SF flex warehouse property situated in Providence Business Center on approximately 2.5 acres. Abundant on site parking with Drive-in access plus (2) docks with levelers and seals. Quick access to Rt. 422 and the Pennsylvania Turnpike (I-76).

PROPERTY HIGHLIGHTS

- Newer building (2007) with full Climate Control, Sprinklers, and T-5 Lighting.
- M1 Zoning provides for a variety of uses.
- Ideal facility for manufacturer, equipment rental, transportation repair/service, supply company and/or assembly.
- Employee parking: 32+ spaces.
- Well located along Rt. 422 and the PA Turnpike for quick access to down town Philadelphia
- High quality dense labor pool within (10) miles of property.
- Corporate neighbors include Lafayette Supply, Penncora Productions, Elkay Plastics, Canteen Vending Services, Toyota Material Handling Northeast, Piedmont Plastics, and more.



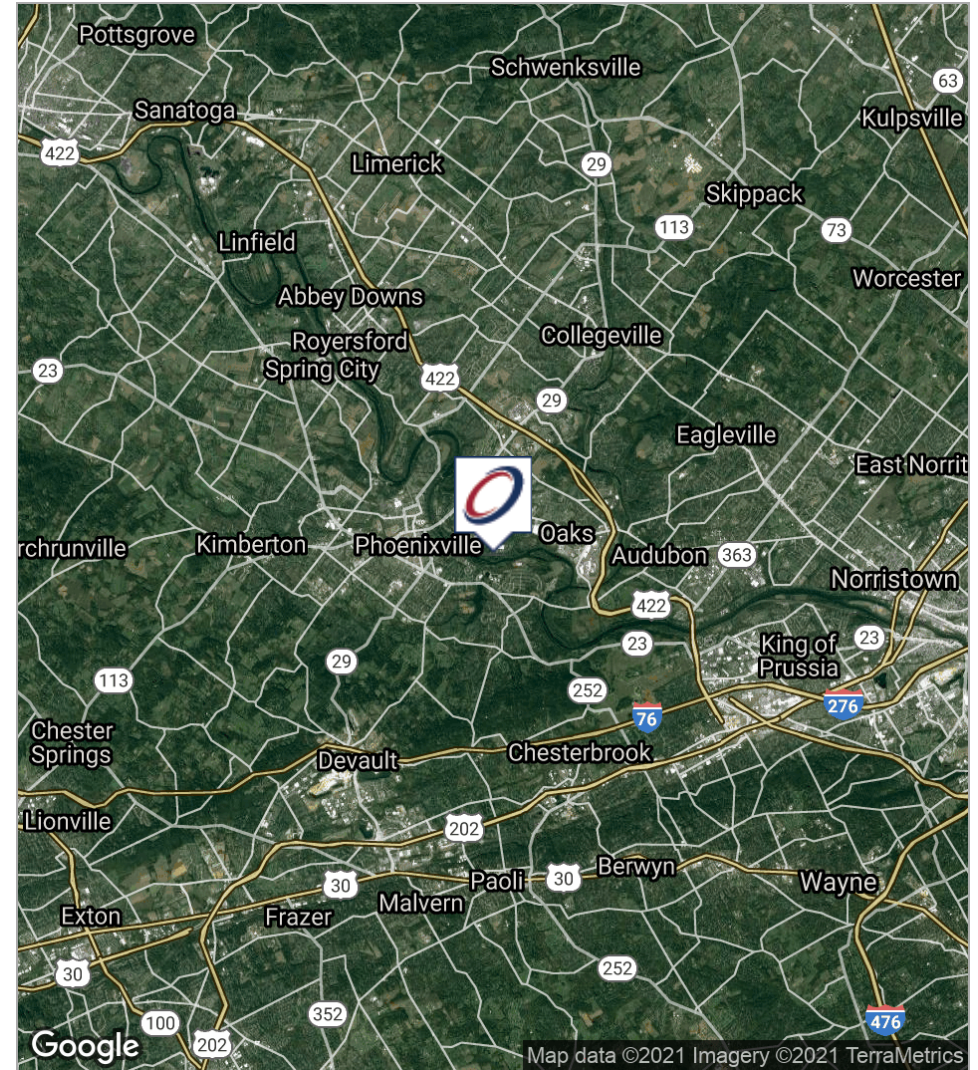
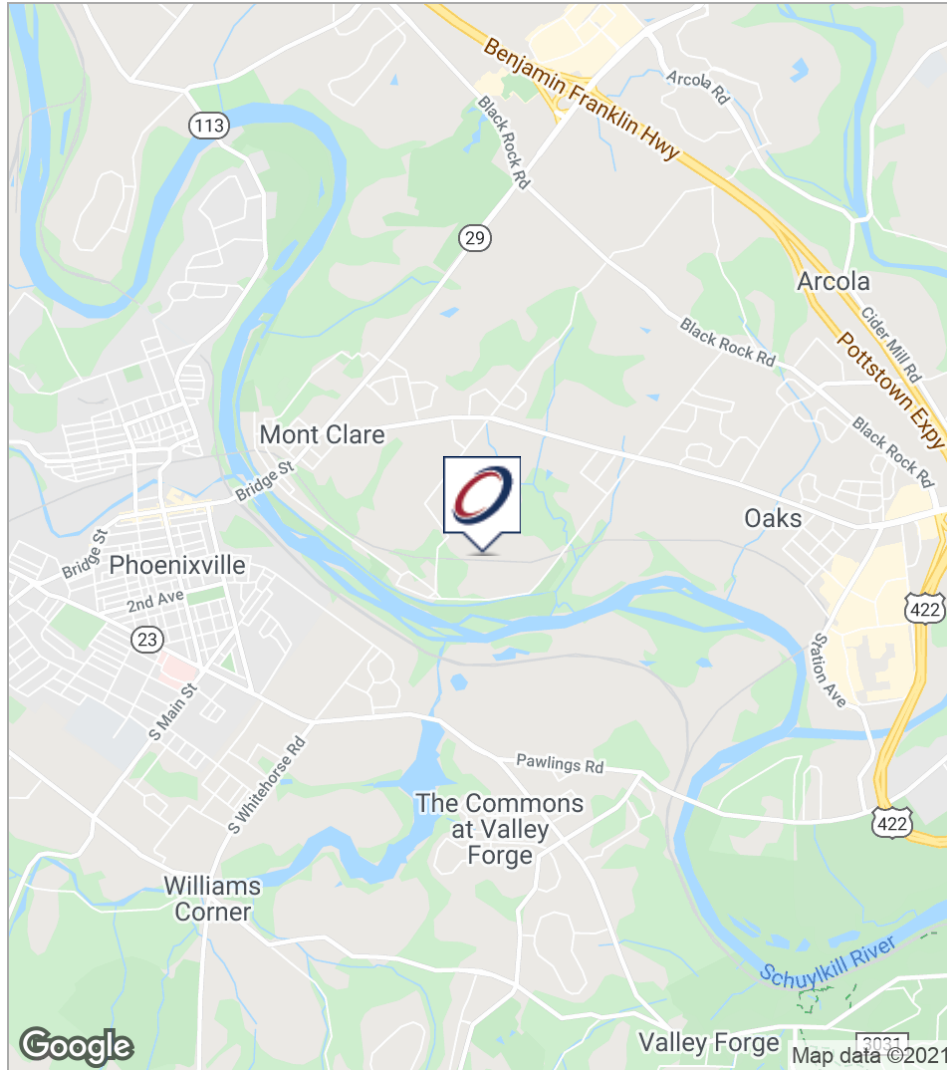
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ADDITIONAL PHOTOS



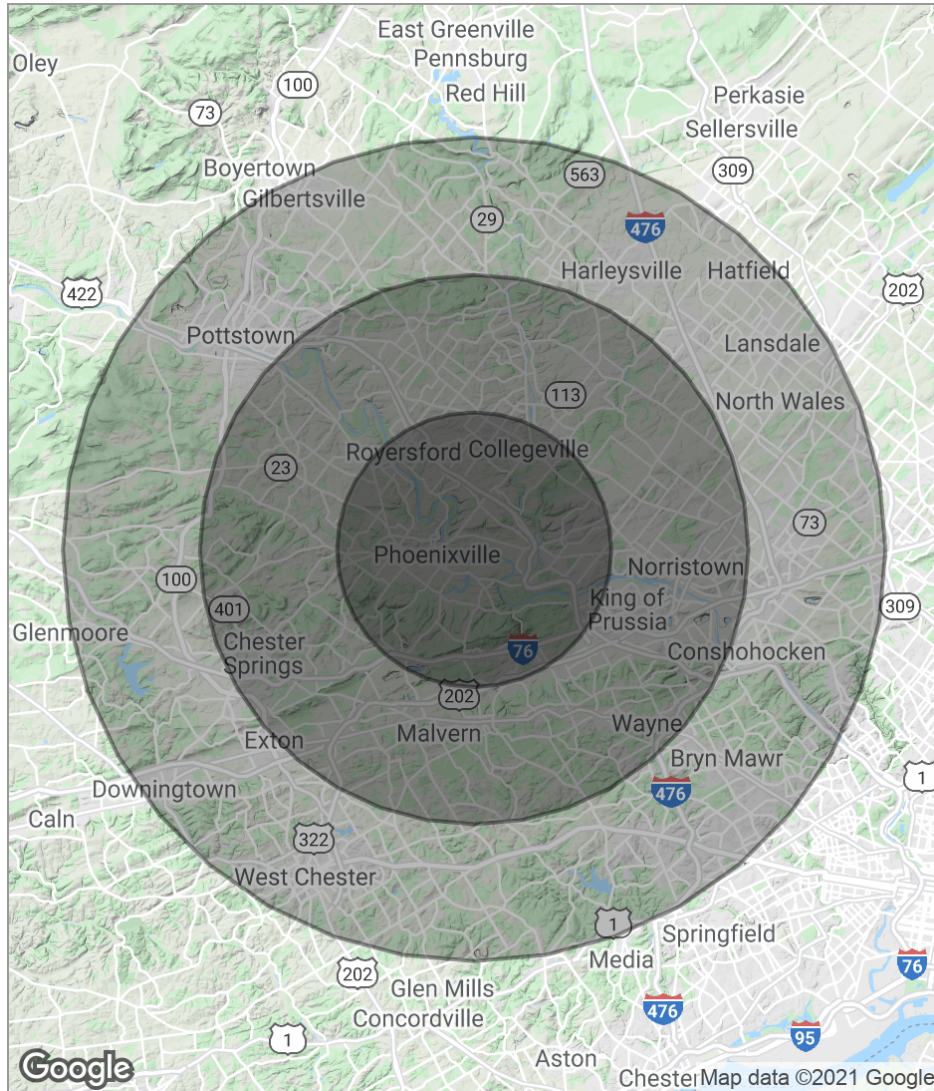
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LOCATION MAPS



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DEMOGRAPHICS MAP



	5 Miles	10 Miles	15 Miles
Total Population	104,246	388,549	894,383
Population Density	1,327	1,237	1,265
Median Age	38.3	39.3	39.3
Median Age (Male)	36.7	38.0	38.1
Median Age (Female)	40.0	40.0	40.4
Total Households	40,068	148,061	342,404
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$108,604	\$109,575	\$107,270
Average House Value	\$366,823	\$384,142	\$387,404



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