

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**2000 PIONEER ROAD
HUNTINGDON VALLEY, PA**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

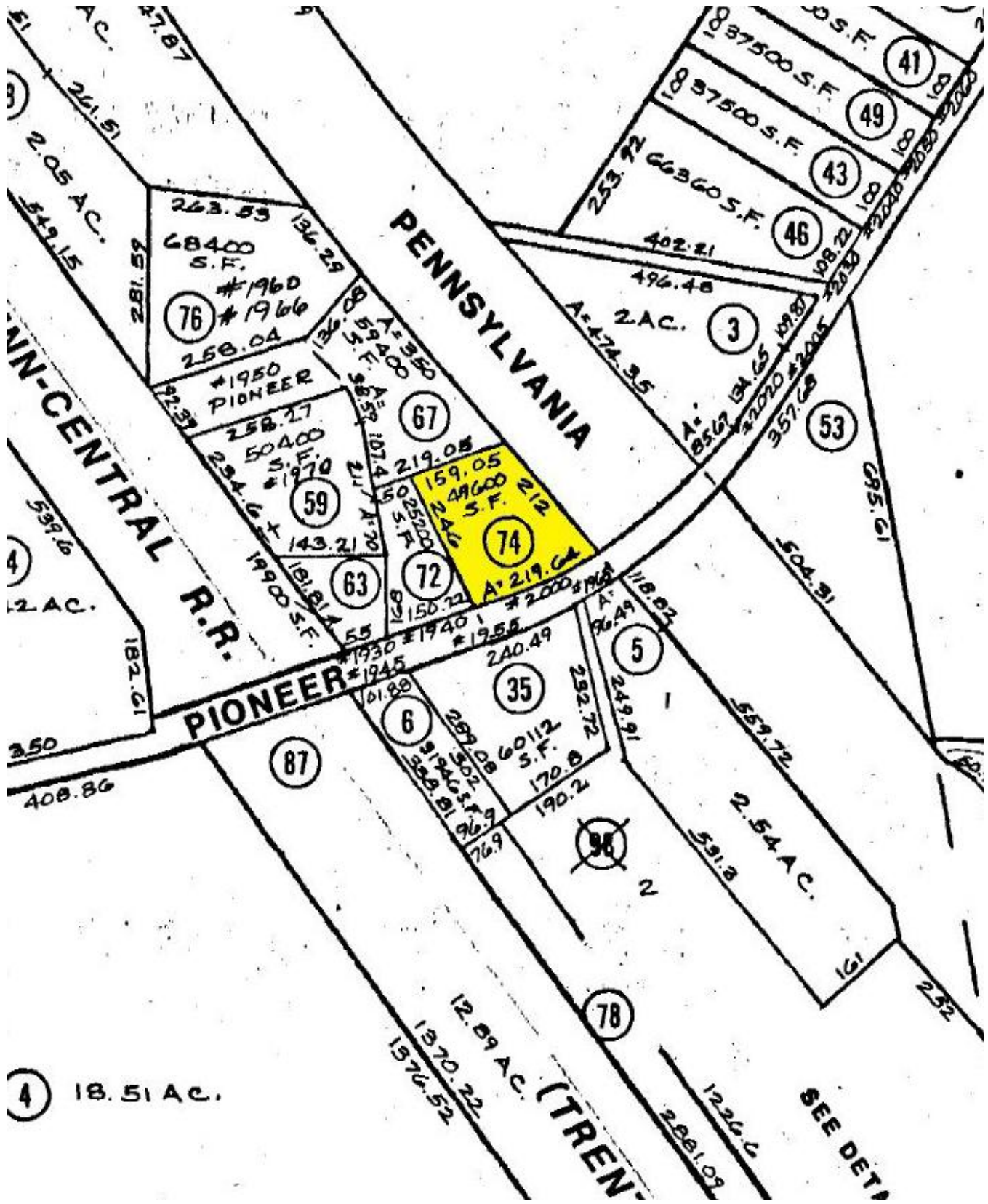
Property Type:	Office Flex Light Industrial Building
Address:	2000 Pioneer Road
Township:	Upper Moreland
County:	Montgomery
State:	Pennsylvania
Zoning:	S (Small limited industrial)
Block/Unit #:	001/074
Tax Parcel:	590014317006
Lot Size:	±.982 acres total area (42,819 square ft)
Gross Building Area:	± 13,800 square feet
Building Description:	A one story masonry block steel support building with updated contemporary combined glass and steel decorative facade along the front exterior. The building is surrounded by surface striped parking and accented landscaped areas. The building has a poured concrete foundation, modern fenestration in the office areas and a flat slightly pitched built up roof.
Offices:	The total offices are comprised of two sections: A ± 5,000 square foot modern main section of offices constructed in 2009 complete with attractive entrance foyer and waiting area; a glass enclosed conference room, multiple private perimeter offices, open bull pen areas and a full kitchen. The attractive high ceilings, glass and lighting provide an efficient and comfortable work space for office staff. A separate ± 1,200 square foot finished office is self contained with kitchenette, restroom, a private office, secretarial work station and a six hundred square foot open work area that can function as a dry lab, drafting room or showroom display area. This office area has its own private entrance from the front parking lot of the building.
Office Floor:	A combination of carpet and upscale tile throughout.
Office Restrooms:	<u>Main Office</u> 2- Modern tiled powder rooms 1- Large modern tiled restroom with shower. <u>Second Office Area</u> One (1) powder room

Total Warehouse Area:	± 7,300 square feet
Column Spacing:	24' x 20'
Ceiling Height:	14' + 16'
Floors:	Reinforced concrete
Electric:	200 amps
Lighting:	Primarily four foot florescent bulb fixtures throughout.
Tailgate:	Two (2) tailgate dock doors (one of which has a fully attached exterior dock with ramp) One (1) drive-in door
Utilities:	Public water and sewer, gas, telephone and electric in building.
HVAC:	Office – natural gas forced air and electric heat/air-conditioning Warehouse – combined gas radiant suspended heaters and forced air heaters throughout.
Water/Sewer:	Public
Parking:	3.5 spaces per 1,000 square feet of onsite surface parking.
Assessment:	\$ 413,670.00
Taxes:	\$ 14,407.00
Miscellaneous:	The Property is located in a light industrial and business area located adjacent to the Huntingdon Valley area and the historic community of Bryn Athyn. Routes 611, 263, 132, 232 and the Willow Grove exit of the Pennsylvania Turnpike are within a few minutes' drive of the property. Byberry Road provides direct access to the City of Philadelphia, Route 1 and I-95. Northeast Regional Airport is a fifteen minute drive; Philadelphia International Airport is approximately forty minutes away.

FRONT VIEW OF PROPERTY



TAX MAP



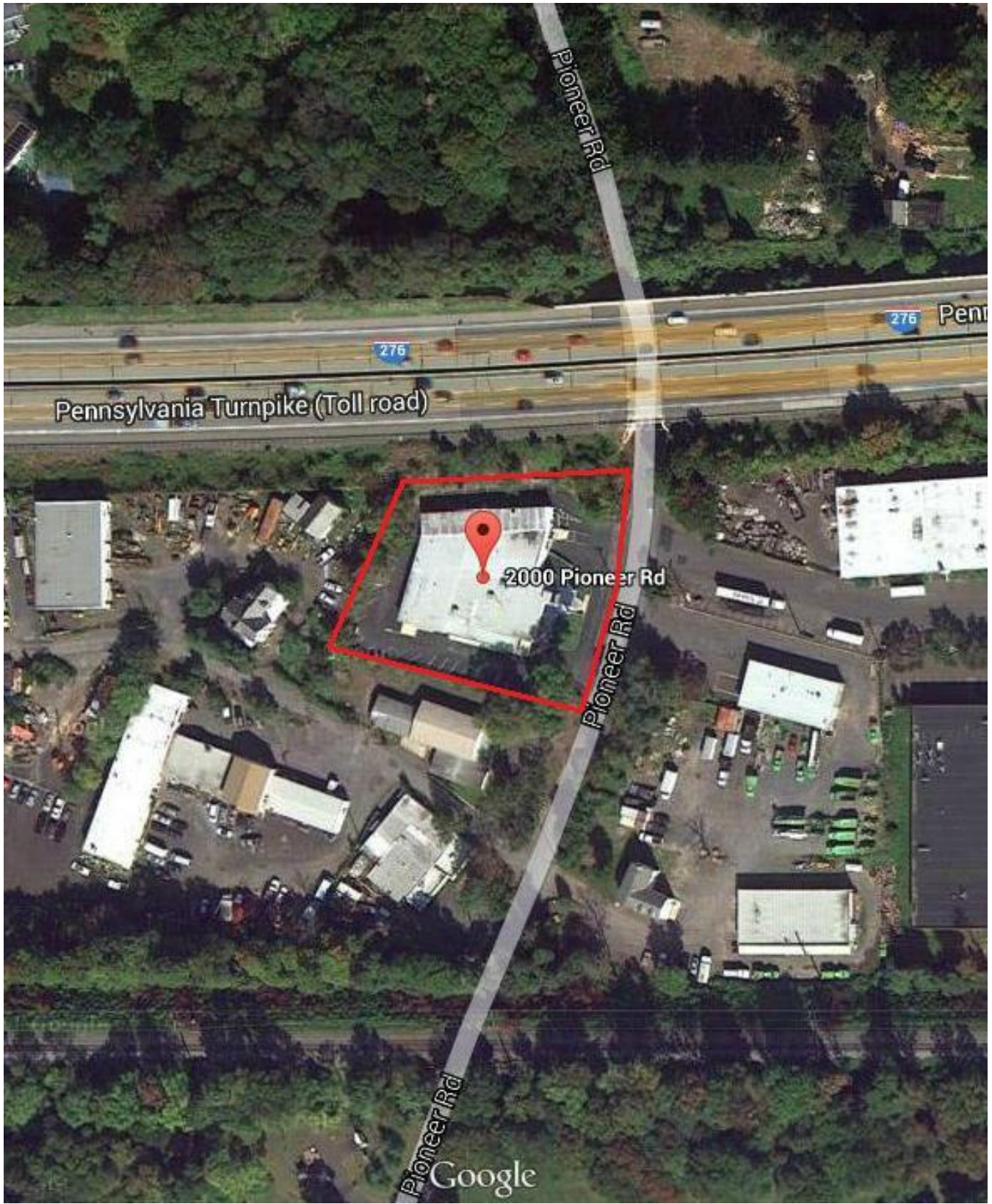
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BUILDING FLOOR PLAN (NOT TO SCALE)

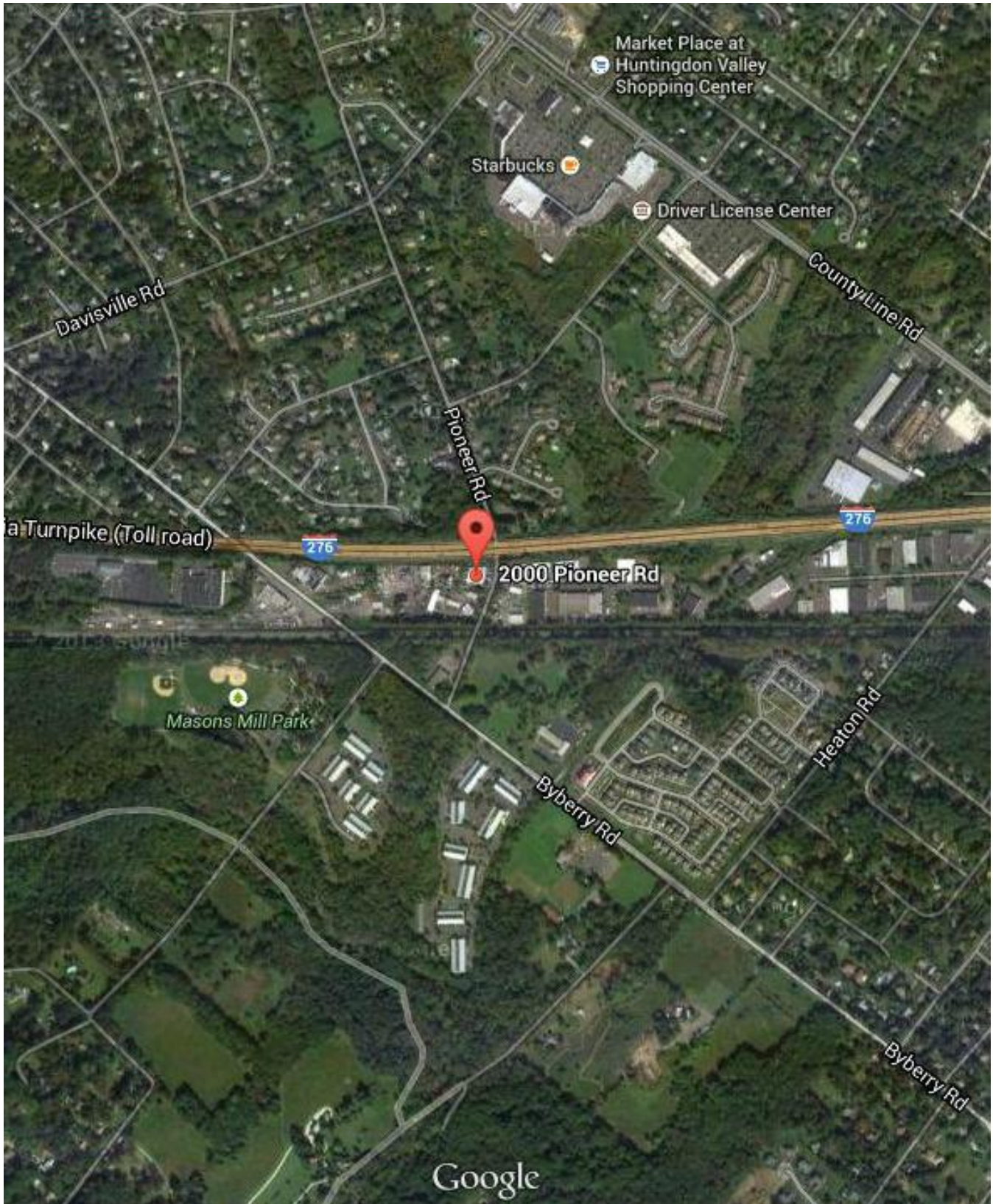


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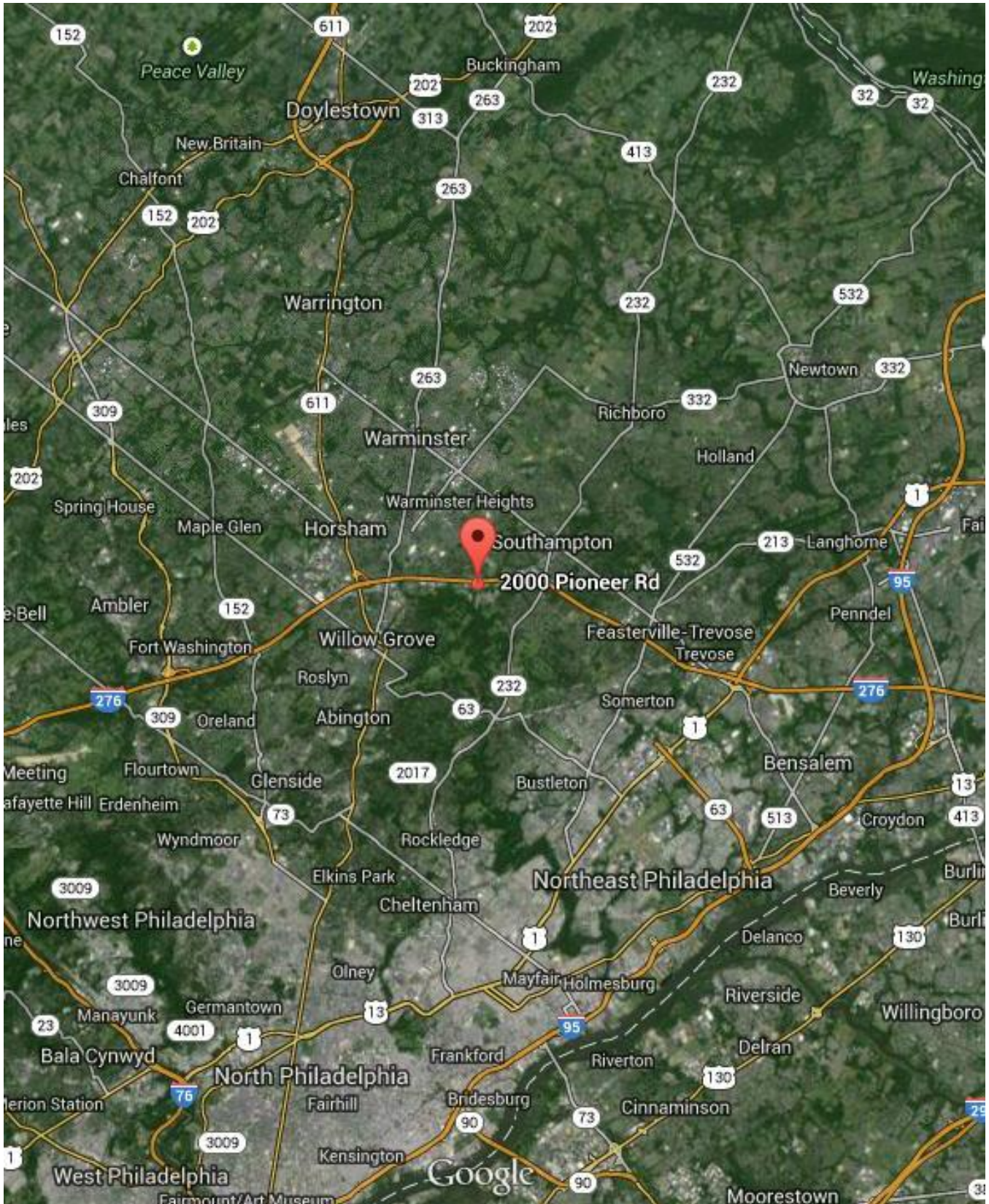
AERIAL OVERVIEW



LOCAL OVERVIEW



REGIONAL OVERVIEW



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