

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1077 RYDAL ROAD
SUITE 303
RYDAL, PENNSYLVANIA 19046
(215) 784-9100 • FAX (215) 784-9540**

LEASE PACKAGE

PROPERTY ADDRESS

**33 Tomlinson Road
Lower Moreland Township
Huntingdon Valley, PA 19006**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Industrial Building Complex (Lease)
LOCATION:	33 Tomlinson Road
TOWNSHIP:	Lower Moreland
COUNTY:	Montgomery
STATE:	Pennsylvania
TAX PARCEL #:	410009010003
PROPERTY DESCRIPTION:	One story masonry block and partial brick façade, steel support building on corner lot fronting Tomlinson Road and Franks Road. The building has a series of peaked roofs, multiple drive-in doors and two (2) separate parking lots. The grounds are partially landscaped. The interior of the premises is a combination of offices and manufacturing/warehouse space. The building is suited for single or multi-tenant use.
AVAILABLE LEASE SPACES:	Unit #1 – 3,540 square feet Unit #2 – 2,460 square feet Unit #3 – 4,525 square feet Unit #4 – 3,360 square feet Unit #5 – 2,450 square feet
BUILDING SIZE:	+/- 16,500 square feet of combined office, showroom and manufacturing/warehouse space. Most recent use as a multi tenant building.
LOT SIZE:	60,984 square feet (1.4 acres)

INFORMATION CONCERNING THIS OFFER IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY, ACTUAL OR IMPLIED, IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, APPROVAL OF OWNER, OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR SUBJECT TO WITHDRAWAL WITHOUT NOTICE.

ZONED: Business Industrial (“B-IND”)

OFFICE: +/- 7,000 square feet of 1st and 2nd floor offices within various units with many private restrooms, kitchens, private and open offices throughout and one large showroom office.

HVAC: Underground oil fired radiant heat in warehouse; electric forced air air-conditioning and heat in offices.

WAREHOUSE: +/- 10,545 square feet of warehouse/manufacturing area with concrete floors.

CEILING HEIGHTS: Warehouse - +/- 20 feet
Office - +/- 9 feet

LOADING: Three (3) roll up drive-in doors

POWER: 400 amp three (3) phase and single phase service in warehouse.
200 amp service and 100 amp service in offices

WATER/SEWER: Public

PARKING: +/- 55 surface on-site parking spaces on two (2) parking lots.

ASSESSMENT: \$647,460.00

TAXES: \$ 2,290.00 (local)
\$18,781.00 (school)
\$ 1,893.00 (county)
\$ 22,964.00 (2018)

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MISCELLANEOUS:

Located minutes from the great Northeast portion of Philadelphia. One-Quarter mile from a commuter rail station and Philmont Avenue in Huntingdon Valley. High per capita income area. The property is situated at the entrance to a small industrial /business park surrounded by an established suburban community.

RENTAL RATES:

\$7.95 NNN

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FRONT VIEW FACING TOMLINSON ROAD



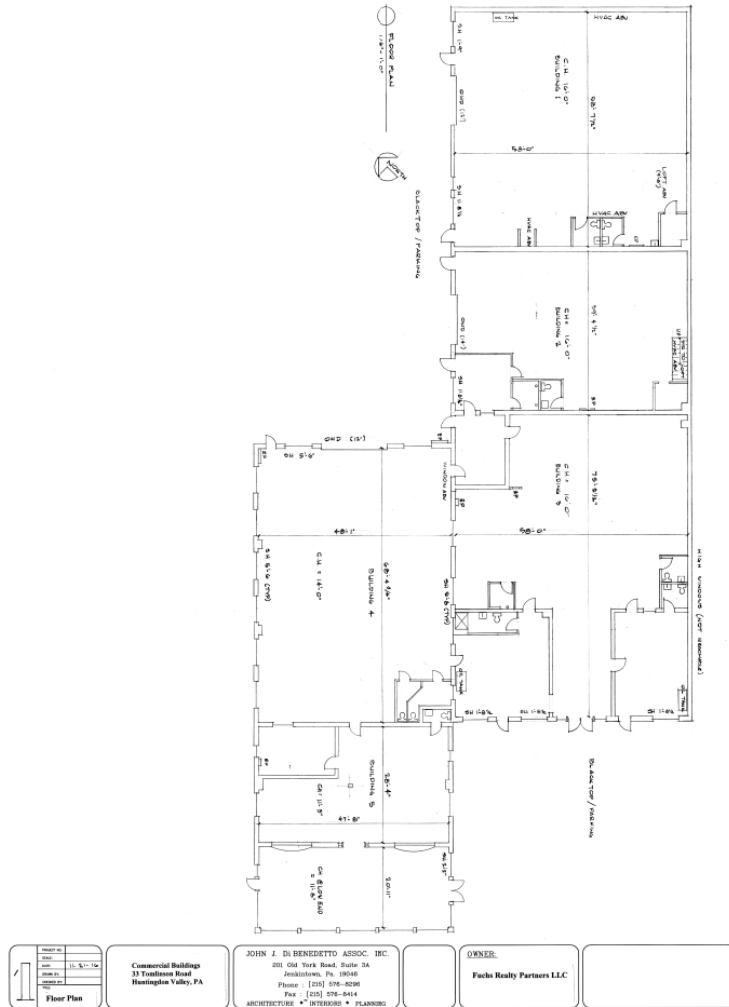
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FRONT VIEW FACING FRANKS ROAD



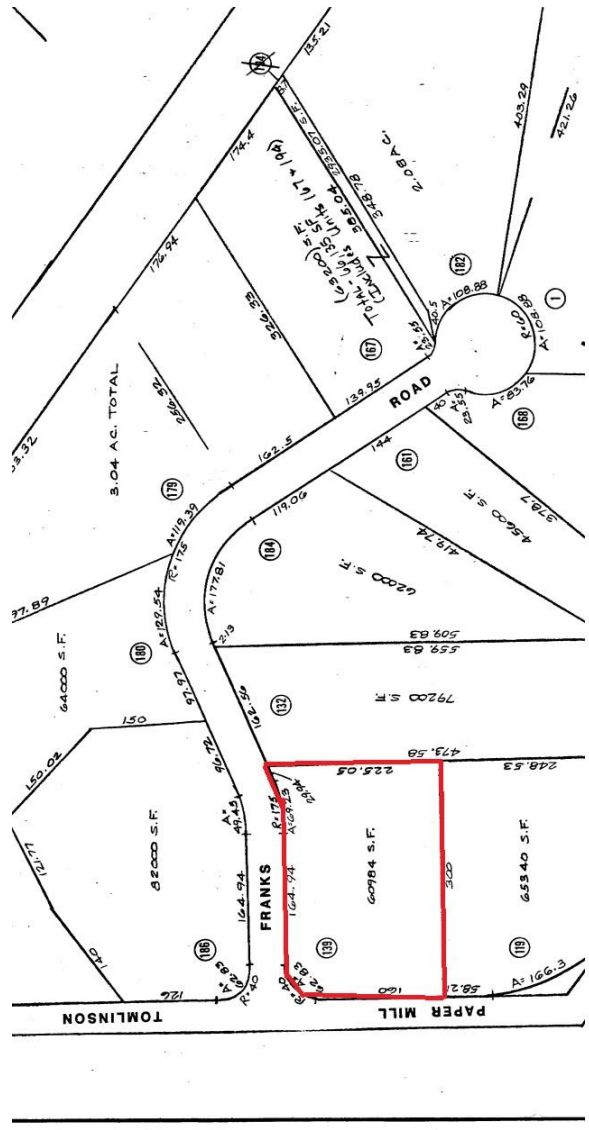
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FLOOR PLAN



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TAX MAP



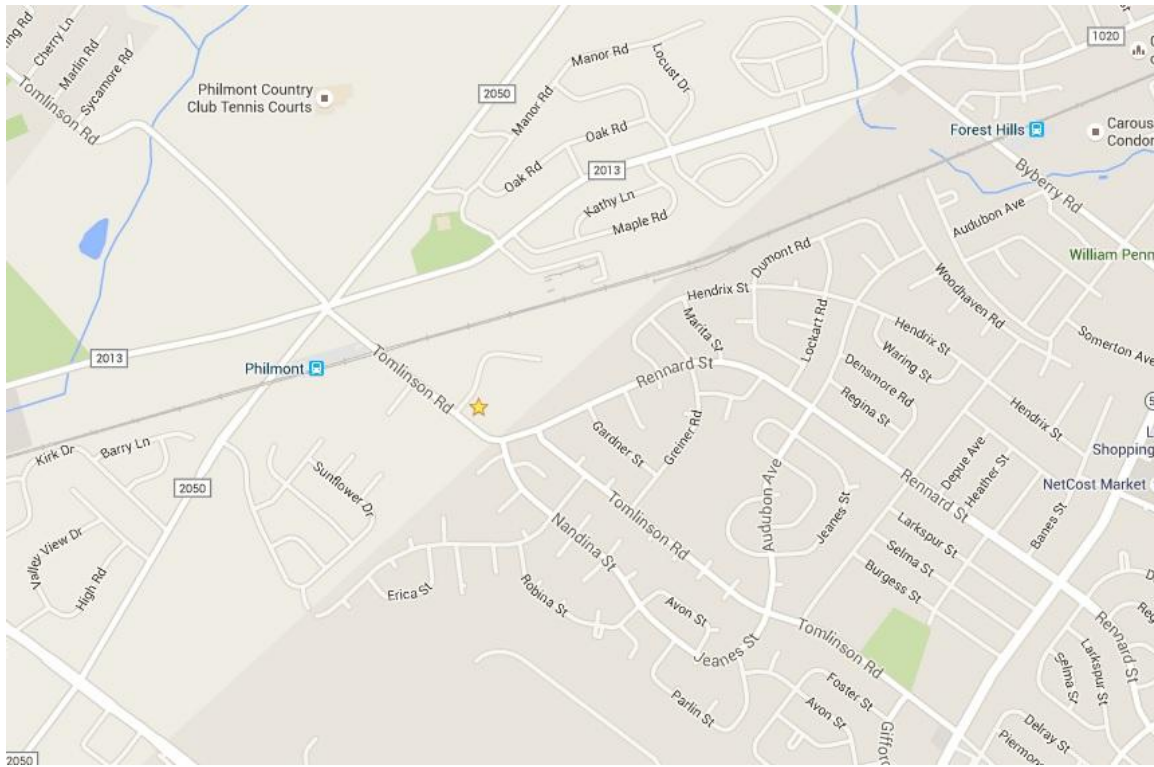
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AERIAL VIEW



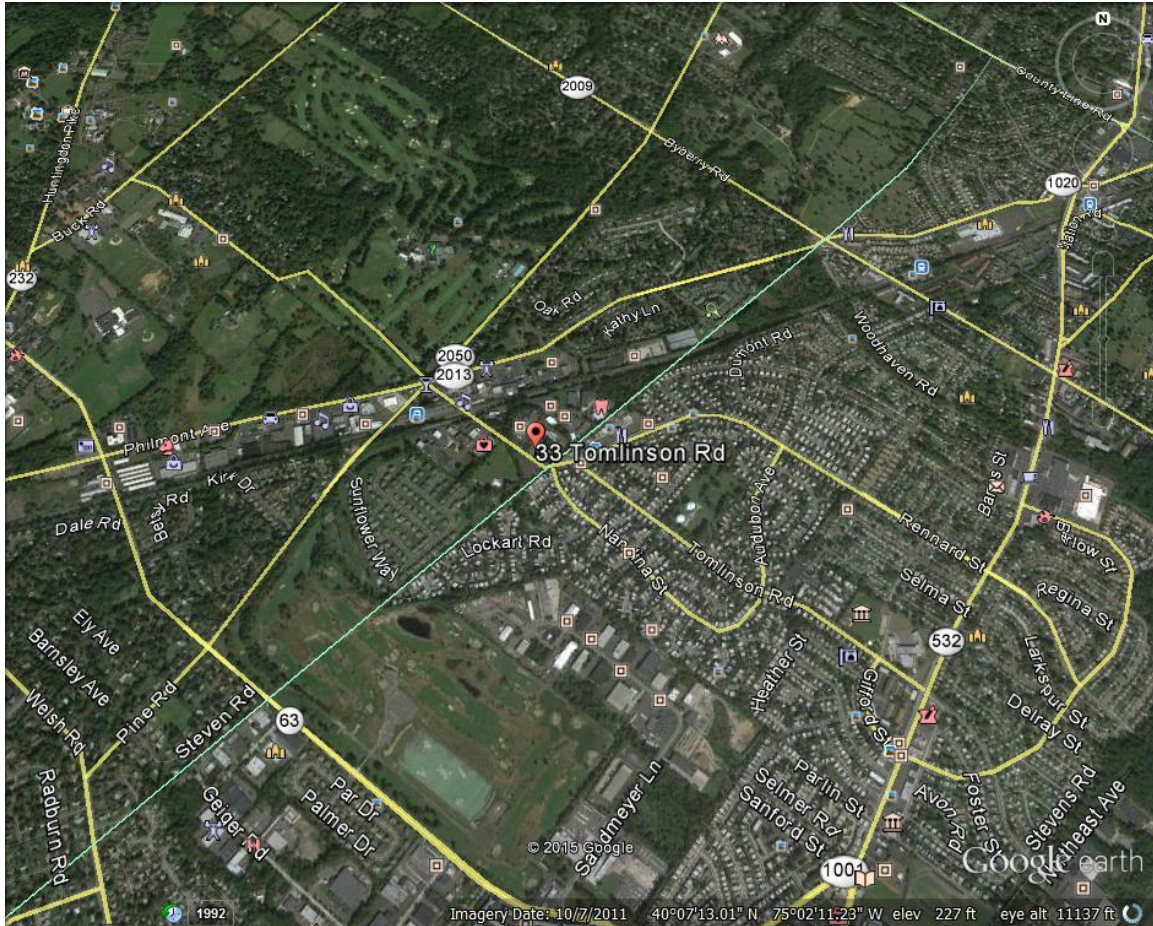
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LOCAL VIEW



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REGIONAL VIEW



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