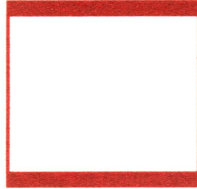


**MUTUAL
REAL ESTATE
CORPORATION**



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SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Industrial Building Complex
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.
BUILDING SIZE:	+/- 17,545 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)
ZONED:	Business Industrial (“B-IND”)

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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: \$ 2,050.00 (local)
\$17,290.00 (school)

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\$ 1,725.00 (county)
\$ 21,065.00 (TOTAL)

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.

PRICE:

\$ 950,000.00

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FRONT VIEW FACING TOMLINSON ROAD



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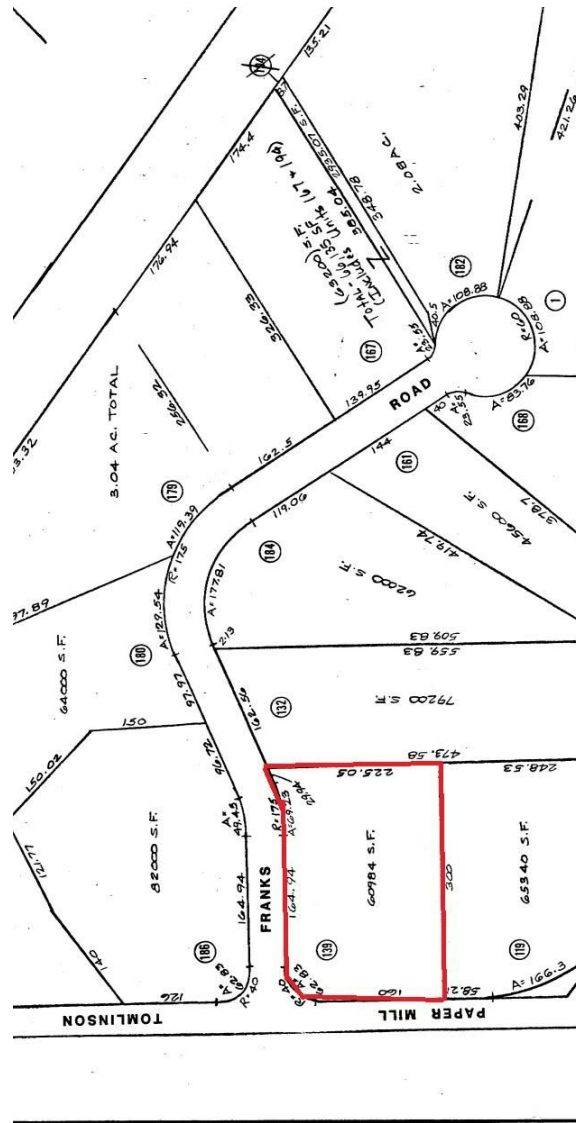
FRONT VIEW FACING FRANKS ROAD



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TAX MAP



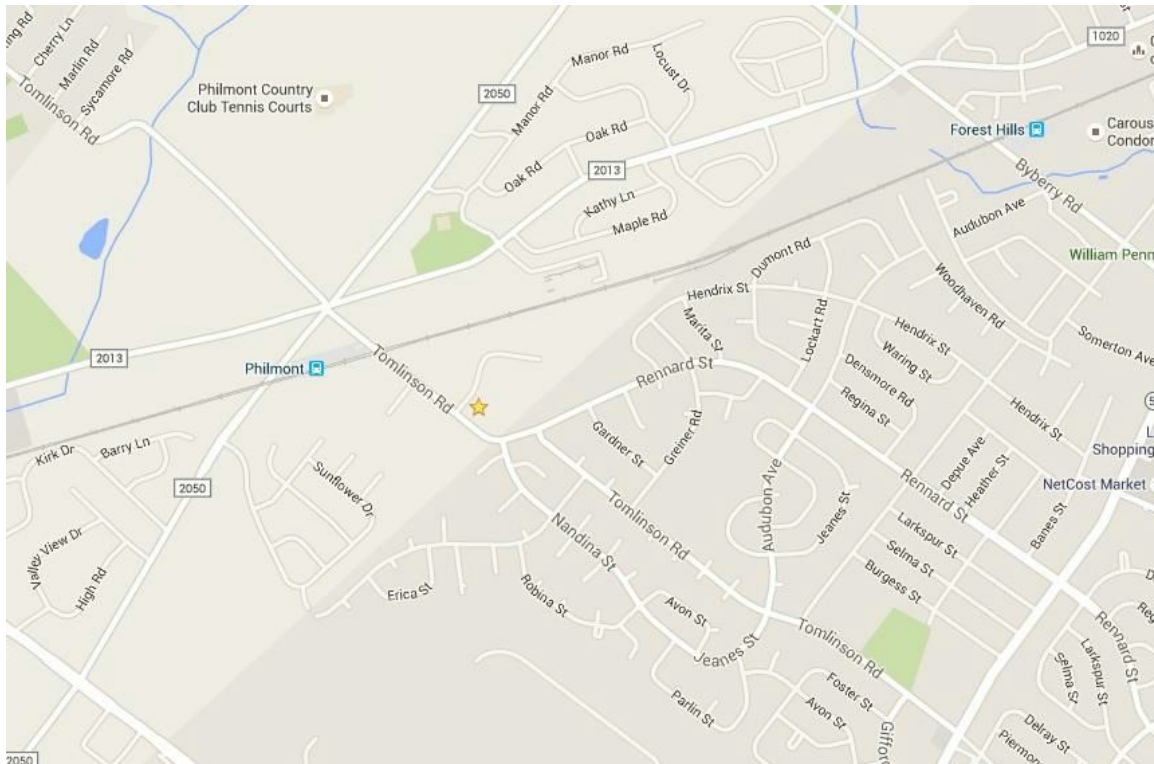
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AERIAL VIEW



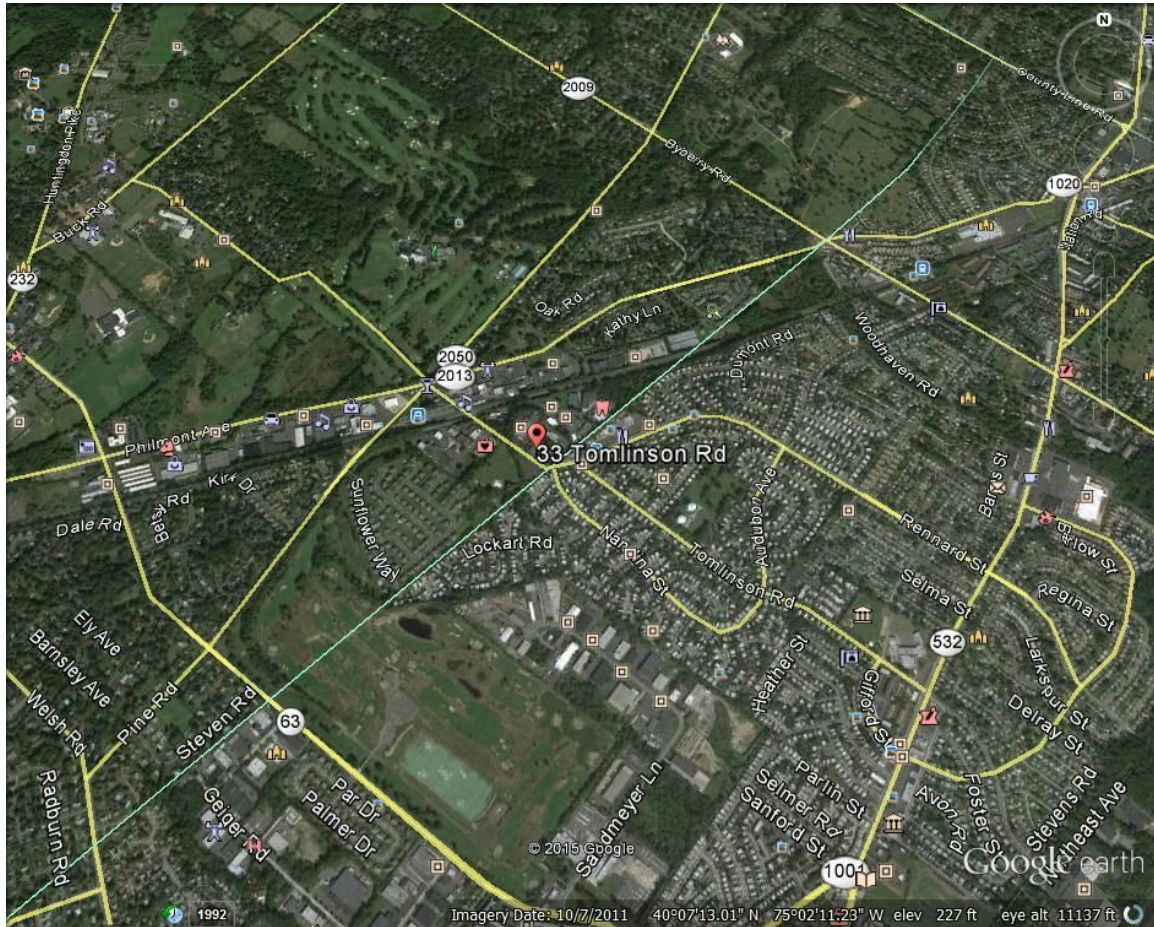
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LOCAL VIEW



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REGIONAL VIEW



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