

361 E 6th Street
Red Hill, Montgomery County PA

81,920 SF Flex Industrial

Data Sheet

<u>CONSTRUCTION:</u>	Butler Style Construction, concrete, block, steel and insulated metal panel with 6” reinforced concrete floor. • Built 1920,1988,1993
<u>SQUARE FOOTAGE:</u>	81,920 SF Total • 13,325 SF Office (Renovated in 2020) • 68,595 SF Warehouse • Additional Warehouse Office & Mezzanine
<u>WAREHOUSE DIMENSIONS:</u>	28,595 SF & 40,000 SF • 25’ x 50’ Column spacing
<u>CEILING HEIGHT:</u>	28,595 SF: 18’ – 26’ Ceiling Height 40,000 SF: 16’ – 24’ Ceiling Height
<u>DOCK DOORS:</u>	Eight (8) Loading Docks with Levelers
<u>POWER:</u>	3 Phase, 220 / 440 Volt, 400- 800 Amps

CAR PARKING:

95 Spaces

HVAC:

Office - AC & Heat

Warehouse - Heat / Gas Radiant

LIGHTING:

Fluorescent

REST ROOMS:

Men and Women Office / Warehouse

SPRINKLER:

None

ZONING:

Red Hill: LI- Limited Industrial

Permitted uses: Attached

- Manufacturing, Warehouse, Building Material, Office, and Research**

:

UTILITY SERVICES:

Public

Water - Red Hill

Sewer - Upper Montgomery

PPL Electric

PECO Gas

INTERNET:

Comcast and Verizon

TAXES:

\$ 59,585 School and County

BUILDING FRONT VIEW:



BUILDING BACK VIEW:



INTERIOR OFFICE:



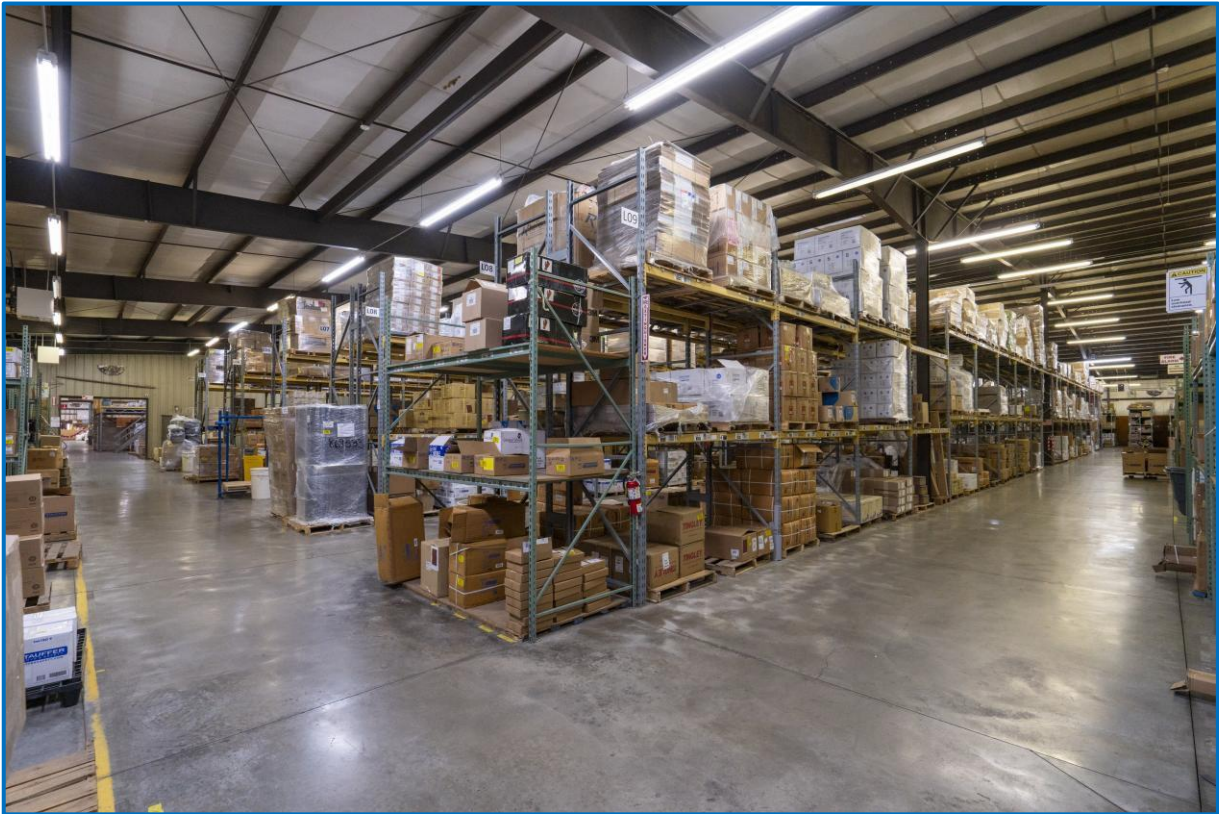
CONFERENCE ROOM:



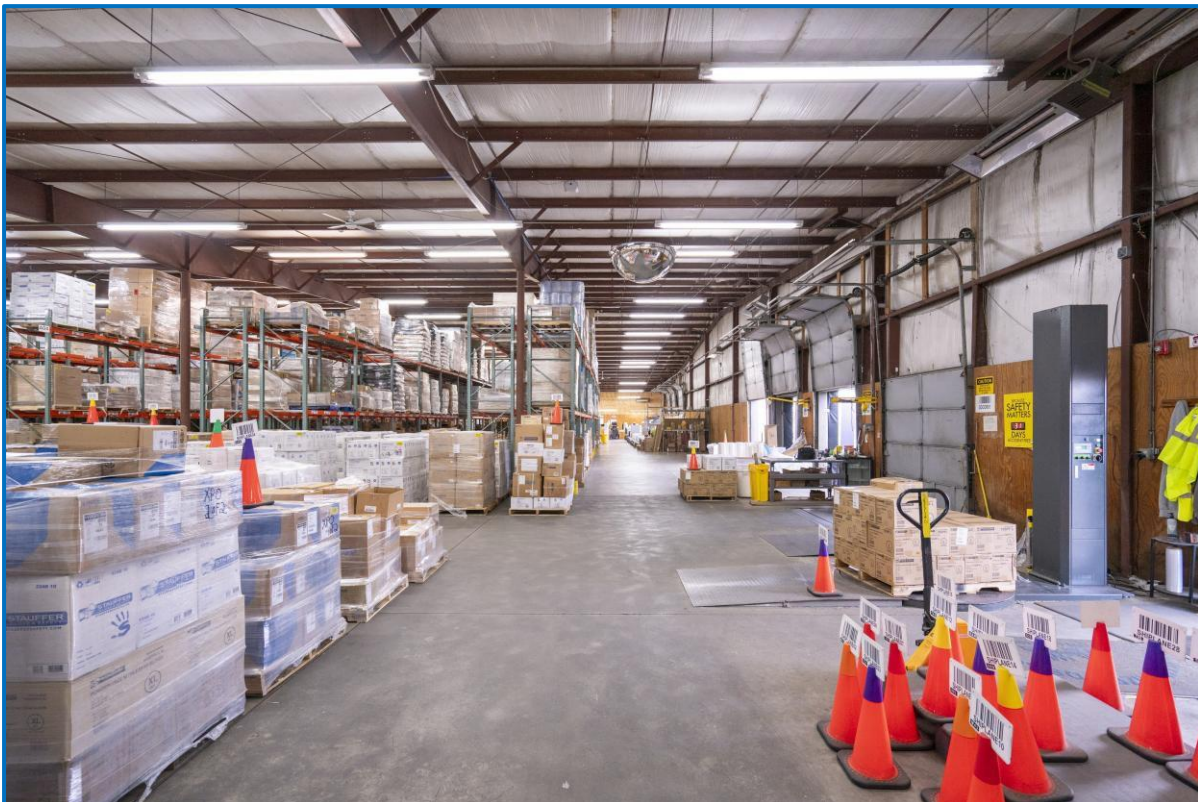
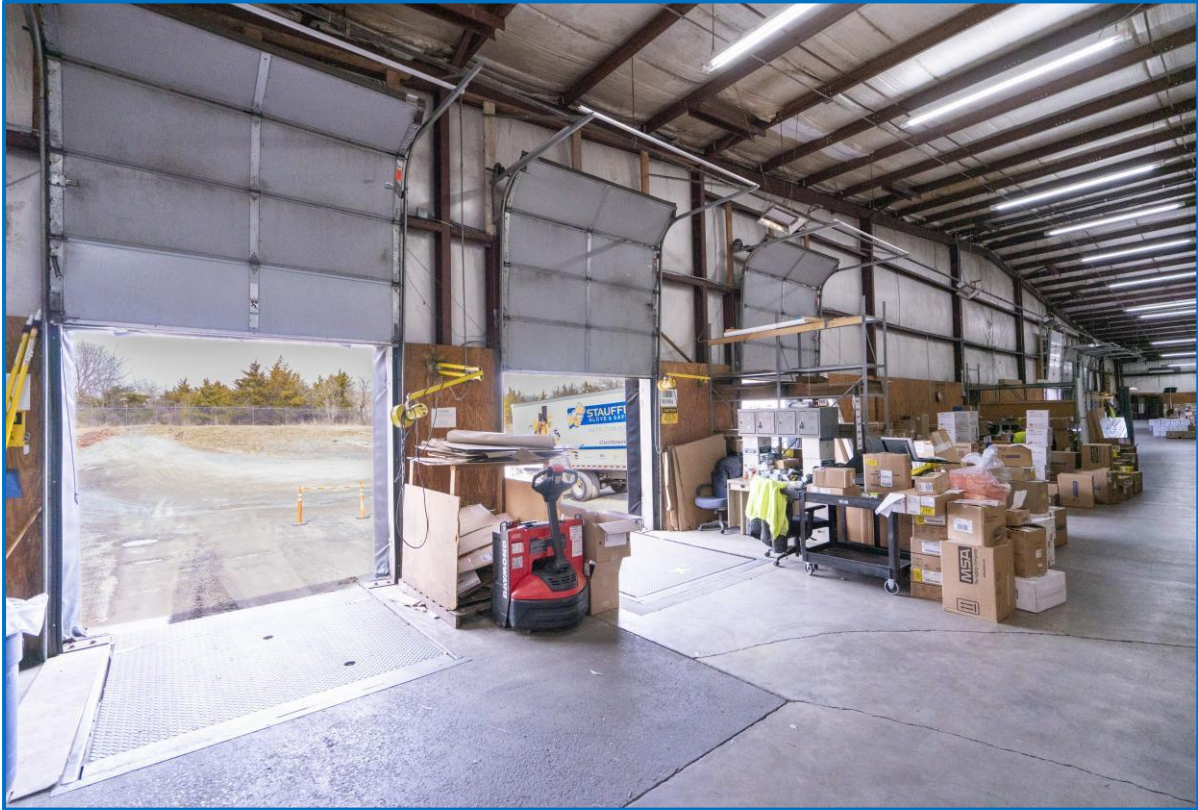
BREAK AREA:



INTERIOR WAREHOUSE:



LOADING / STAGING AREA:



RED HILL ZONING / LI LIMITED INDUSTRIAL:

§ 27-313. LI Limited Industrial District.

[Ord. 300, 12/4/1984, § 3.13]

1.

Purpose. The purposes of the LI Limited Industrial District are to provide areas which are suitable for industrial assemblage, processing, storage, manufacturing, heavy commercial and office uses, so as to prevent conflicts between these uses and other land uses, to protect the environment by limiting the types of industries in the Borough to those which are compatible with it, and to promote local jobs and a strong local tax base.

2.

Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the LI Limited Industrial District by the Zoning Officer; provided, that the standards for environmental protection of Part **5** of this Chapter are satisfied:

A.

Agriculture.

B.

Any manufacturing, compounding, processing, packaging and/or treatment of products such as apparel, bakery goods, candy, confections, dairy products, cosmetics, musical instruments, toys and novelties, clocks, jewelry, optical products, electronic devices and scientific and precision instruments.

C.

Auto repair garage.

D.

Bakery.

E.

Bottling industry.

F.

Building material yard.

G.

Disassembly plant and/or operations; provided, it is totally enclosed within a building.

H.

Dry cleaning and dyeing works.

I.

Food processing, canning, packaging.

J.

Government services and facilities.

K.

Motor freight terminal.

L.

Office.

M.

Printing/publishing.

N.

Research, engineering or testing laboratories.

Q.

Sale of farm products produced on the property where offered for sale; provided, no building other than a portable stand shall be used for display.

P.

Warehouse and mini-warehouse.

Q.

Wholesale trade.

R.

Woodworking, cabinetmaking, furniture making.

S.

Medical Marijuana Growing/Processing Facility.

[Added by Ord. 2017-532, 4/12/2017]

3.

Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the LI Limited Industrial District by the Zoning Hearing Board in accordance with the standards contained in § **27-315** and the standards for environmental protection contained in Part **5** of this Chapter:

A.

Energy generating structure.

B.

Junkyard.

C.

Solid waste disposal area or facility.

D.

Any use of the same general character as those uses permitted by right.

4.

Accessory Uses.

A.

Each accessory use in the LI Limited Industrial District shall comply with the minimum yard requirements in subsection (6), except as specifically provided for in this Chapter.

B.

Each of the following accessory uses shall be permitted in the LI Limited Industrial District only if such use complies with relevant standards contained in § **27-316** of this Chapter:

(1)

Bus shelter.

(2)

Farm pond.

(3)

Outdoor storage or display.

(4)

Solar energy system.

(5)

Temporary structure or use.

(6)

Windmill.