

# AVAILABLE FOR LEASE

640 N. Lewis Rd. Royersford, PA  
Lewis Road Business Park

## 112,274 SF INDUSTRIAL



**Justin Call**  
[jcall@audubonland.com](mailto:jcall@audubonland.com)  
610-721-7649



Minutes from: Rt. 422 & 202 – I 76, 95, 276, & 476



# PROPERTY DETAILS

640 N. Lewis Rd. Royersford, PA  
Lewis Road Business Park

<b>Size</b>	112,274 SF
	Office: 11,249 sf (offset building)
	Warehouse/Production: 88,073 sf
	Mezzanine: 12,952 sf
<b>Acreage</b>	17.993 acres
<b>Year Constructed</b>	1970
<b>Ceiling Height</b>	20' Clear
<b>Loading:</b>	Five (5) Dock Doors with levelers and seals One (1) Drive-In Door (10'x 12') Dock High Loading Platform with a 15'x 12' overhead door
<b>Column Spacing</b>	40' x 60'
<b>Parking</b>	160 Car Spaces – paved and lighted
<b>HVAC System</b>	Office is heated and air-conditioned. Warehouse/Production is heated by gas fired radiant heaters
<b>Construction</b>	Structural steel skeleton with masonry perimeter walls and a membrane roof
<b>Power</b>	4160 volt, 3 phase. New transformer on site
<b>Lighting</b>	Metal Halide and florescent lighting
<b>Fire Safety</b>	Wet System
<b>Roof</b>	EPDM Rubber Membrane Roof
<b>Municipality</b>	Limerick Township
<b>County</b>	Montgomery
<b>Water/Sewer</b>	Public - Limerick Township
<b>Parcel Number</b>	37-00-01612-00-7
<b>Zoning</b>	OLI, Office/Limited Industrial District
<b>Tax Assessment</b>	\$2,425,000
<b>Taxes (2015)</b>	\$74,937.35

# EXTERIOR PHOTOS

640 N. Lewis Rd. Royersford, PA  
Lewis Road Business Park



# WAREHOUSE PHOTOS

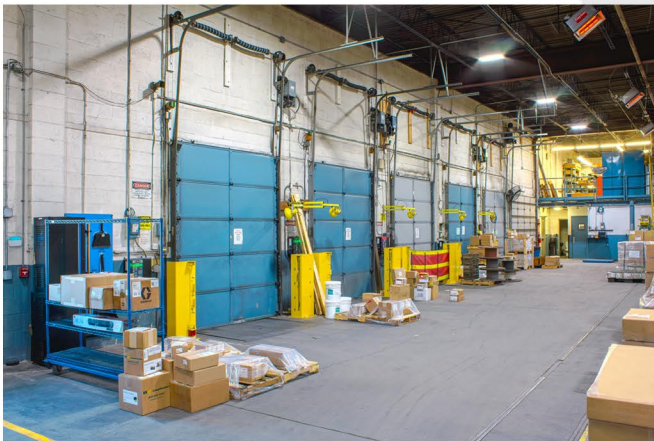
640 N. Lewis Rd. Royersford, PA  
Lewis Road Business Park



88,073 sf warehouse



88,073 sf warehouse



5 Dock doors with levelers and seals



1 Drive-in door (10' x 12')



12,952 sf mezzanine



12,952 sf mezzanine

# SITE PLANS

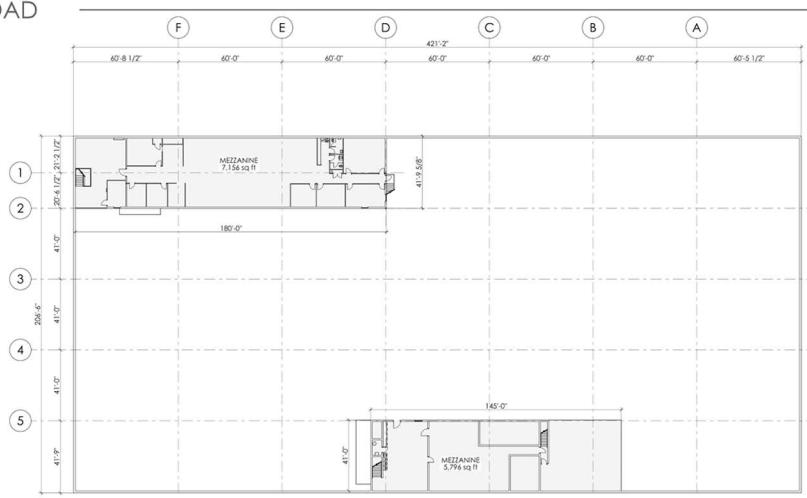
640 N. Lewis Rd. Royersford, PA  
Lewis Road Business Park

640 N LEWIS ROAD



FIRST FLOOR PLAN  
SCALE: 1" = 20'

640 N LEWIS ROAD



MEZZANINE PLAN  
SCALE: 1" = 20'

# LOCATION

640 N. Lewis Rd. Royersford, PA  
Lewis Road Business Park

EASY ACCESS TO ROUTE 422



## DISTANCE TO:

KING OF PRUSSIA, PA - 15 MILES  
READING, PA - 26 MILES  
PHILADELPHIA, PA - 34 MILES  
NEW YORK, NY - 116 MILES  
BALTIMORE, MD - 125 MILES

\*MILEAGE IS APPROXIMATE

