

54,000 +/- SF OF INDUSTRIAL SPACE ON 19 +/- ACRES

**UP TO 43,000 +/- SF AVAILABLE FOR
OWNER-OCCUPANT | UP TO 25' CLEAR**



1207 W BRIDGE ST., SPRING CITY, PA 19475



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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.

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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

A rare opportunity to lease a variety of industrial and flex space, up to 52,000 SF in total. This property is ideally located just on the border between Chester and Montgomery Counties. Availabilities include 30,000 +/- SF of Class-A warehouse ideal for storage, distribution, or logistics; 14,000 SF of Class-B Flex space ideal for contractors, service companies, or other users.

LOCATION HIGHLIGHTS

- ⌚ Minutes from Downtown Phoenixville, Royersford, King of Prussia, and The Main Line
- ⌚ Close proximity to RT. 422, RT. 724, I-76, and I-276



PROPERTY INFORMATION:

Property Address:	1207 W. Bridge Street, Spring City, PA 19475
Lot size	19.5 +/- Acres
Utilities:	Public Sewer, Natural Gas, On-site Industrial Well
Electric:	Heavy electric service

MAIN BUILDING:

- Size: 29,000 +/- RSF
- Clear Heights: 23' - 25'
- Docks: 7
- HVAC: Fully Heated

SECONDARY BUILDING:

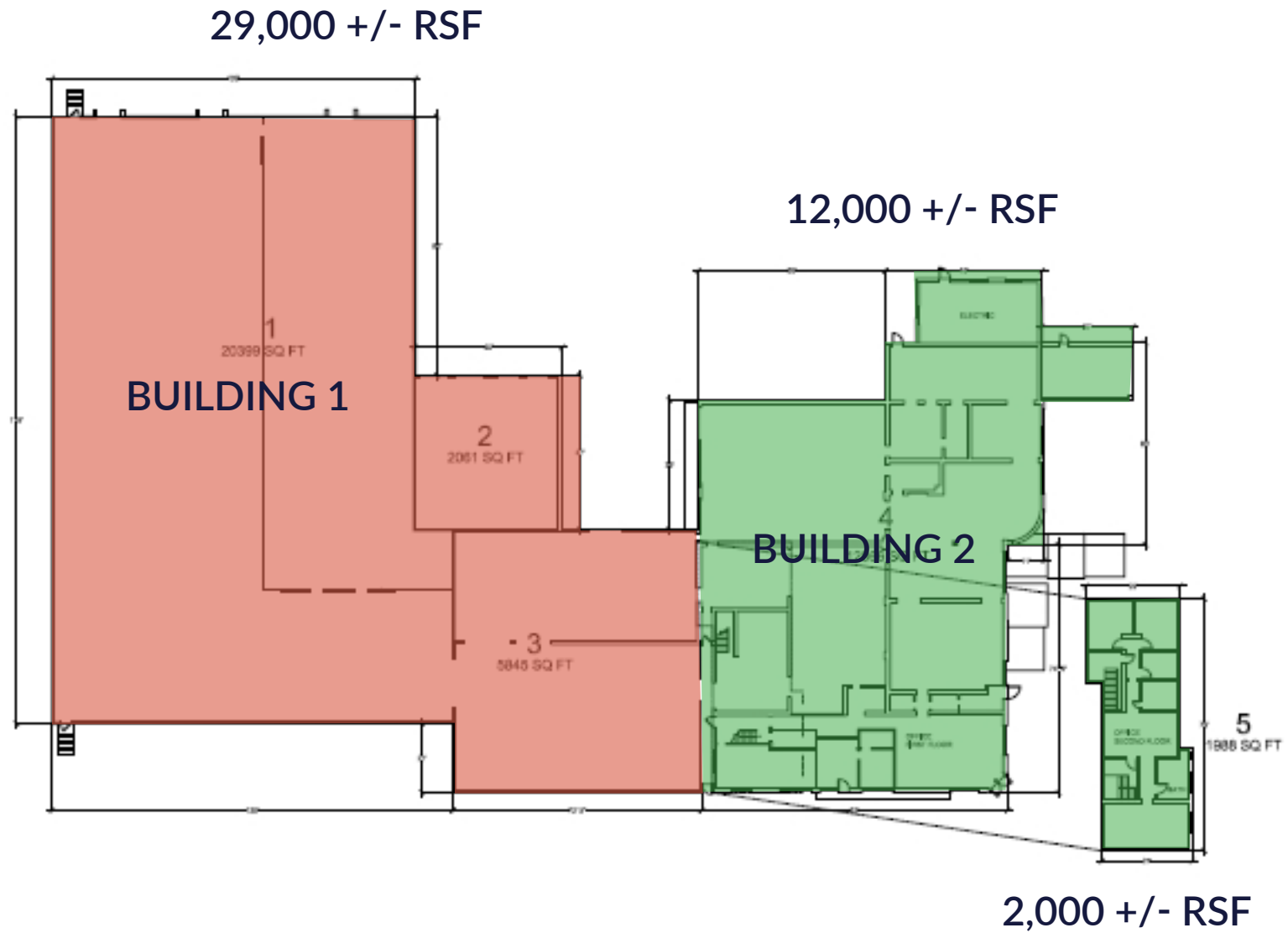
- Size: 12,000 +/- SF Warehouse
2,000 +/- SF Office
- Clear Heights: 10' - 14'
- Docks: 2
- Drive-Ins: 1 Oversized

SPACE AVAILABILITY:

Main Building:	29,000 +/- SF \$8 PSF NNN
Secondary Building:	14,000 +/- SF \$6 PSF NNN



AVAILABLE SPACE



S-1 STORAGE - 18,929 SQ. FT. @ 500 SQ. FT. PER PERSON = 38 OCCUPANTS

F-1 MAINTENANCE - 8,862 SQ. FT. TOTAL

8,264 SQ. FT. @ 200 SQ. FT. PER PERSON = 42 OCCUPANTS
 ASSEMBLY (BREAK ROOM) 338 SQ. FT. @ 15 SQ. FT. PER PERSON = 23 OCCUPANTS
 BUSINESS (2 - OFFICES) 283 SQ. FT. @ 100 SQ. FT. PER PERSON = 3 OCCUPANTS

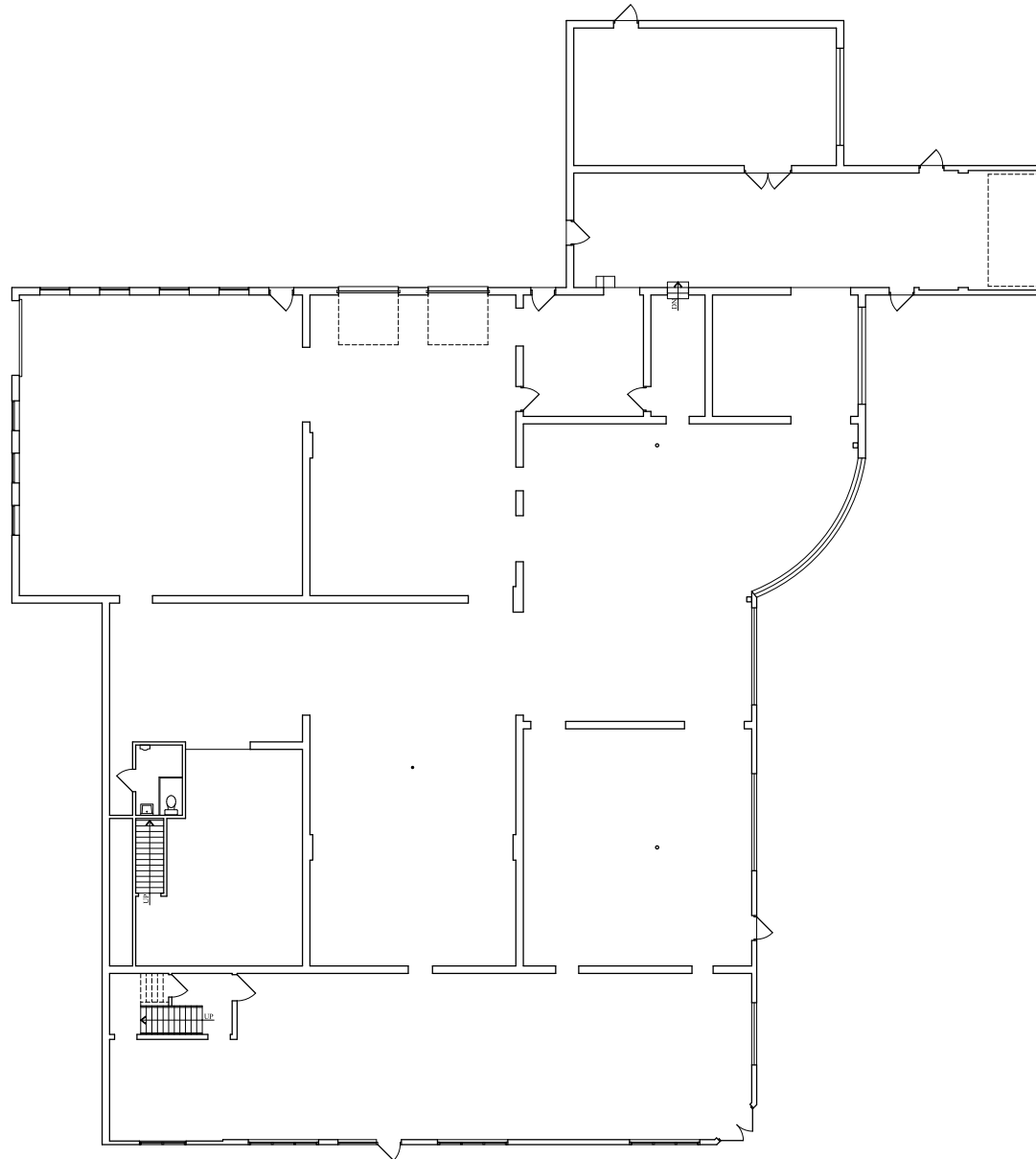
27,794 SQ. FT. TOTAL INSIDE EXTERIOR WALLS

NOTE: G.C.#1
 1. REMOVE EXISTING INSULATED WALL PANEL & REPLACE W/ NEW MASONRY WALL
 2. REMOVE EXISTING DOORS & WINDOWS IN EXISTING WALL. INFILL W/ MASONRY.

PARTIAL EXISTING SECOND FLOOR LEVEL

EXISTING FIRST FLOOR LEVEL

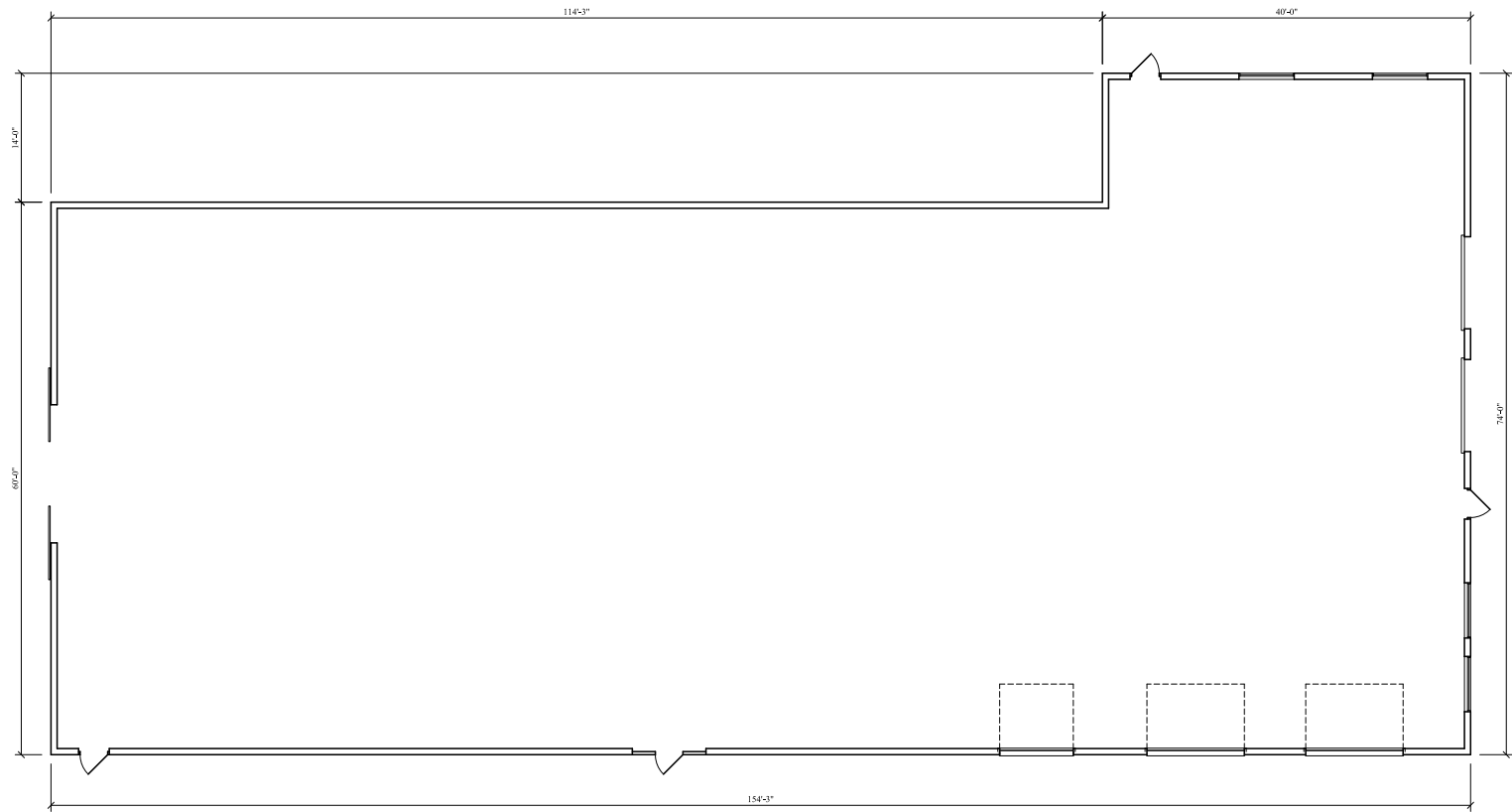
BUILDING 2



12,382 NSF



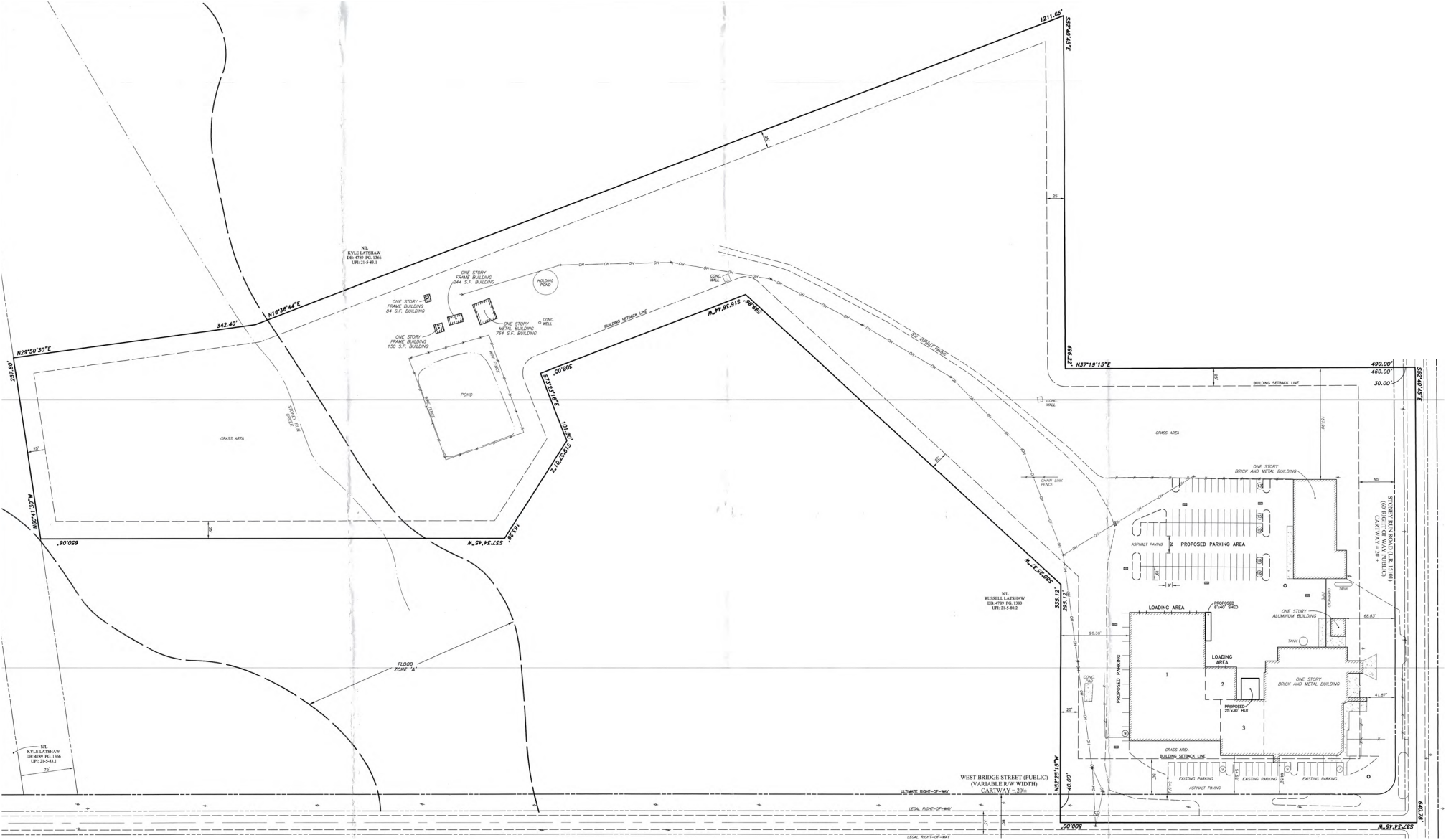
BUILDING 3



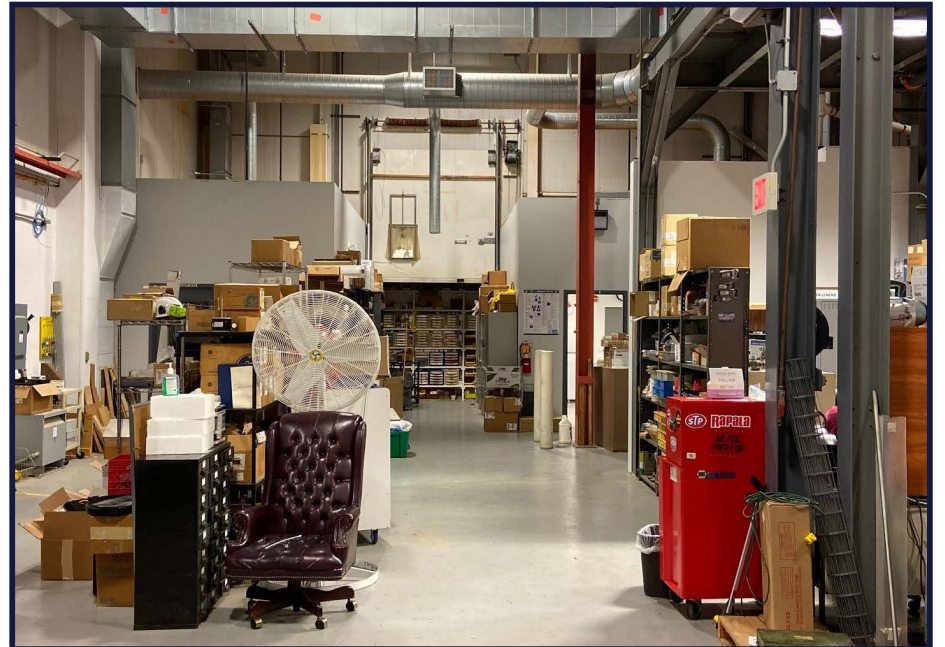
9,815 GSF



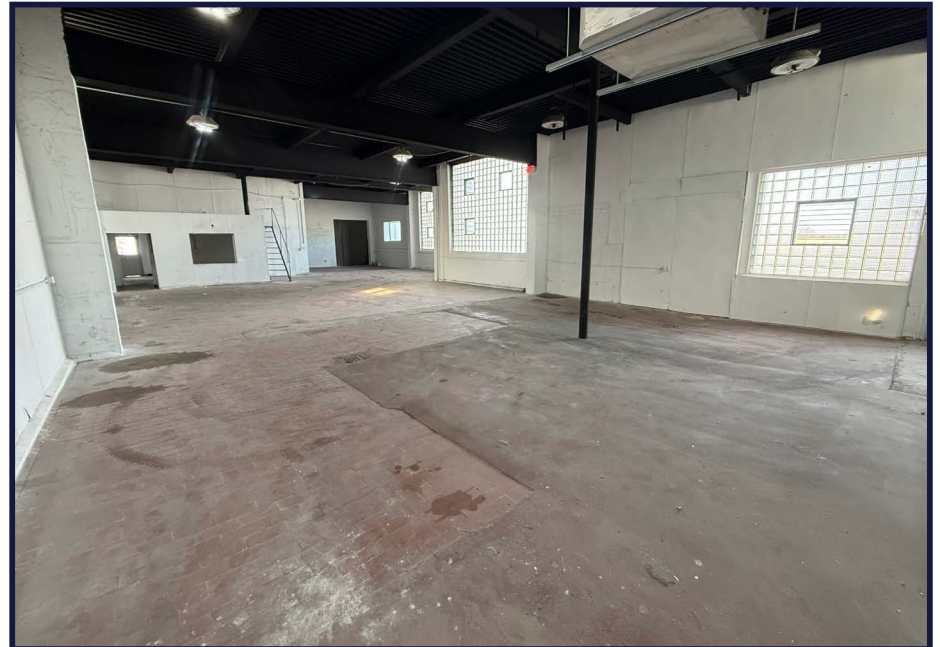
SITE PLAN



BUILDING 1 PHOTOS



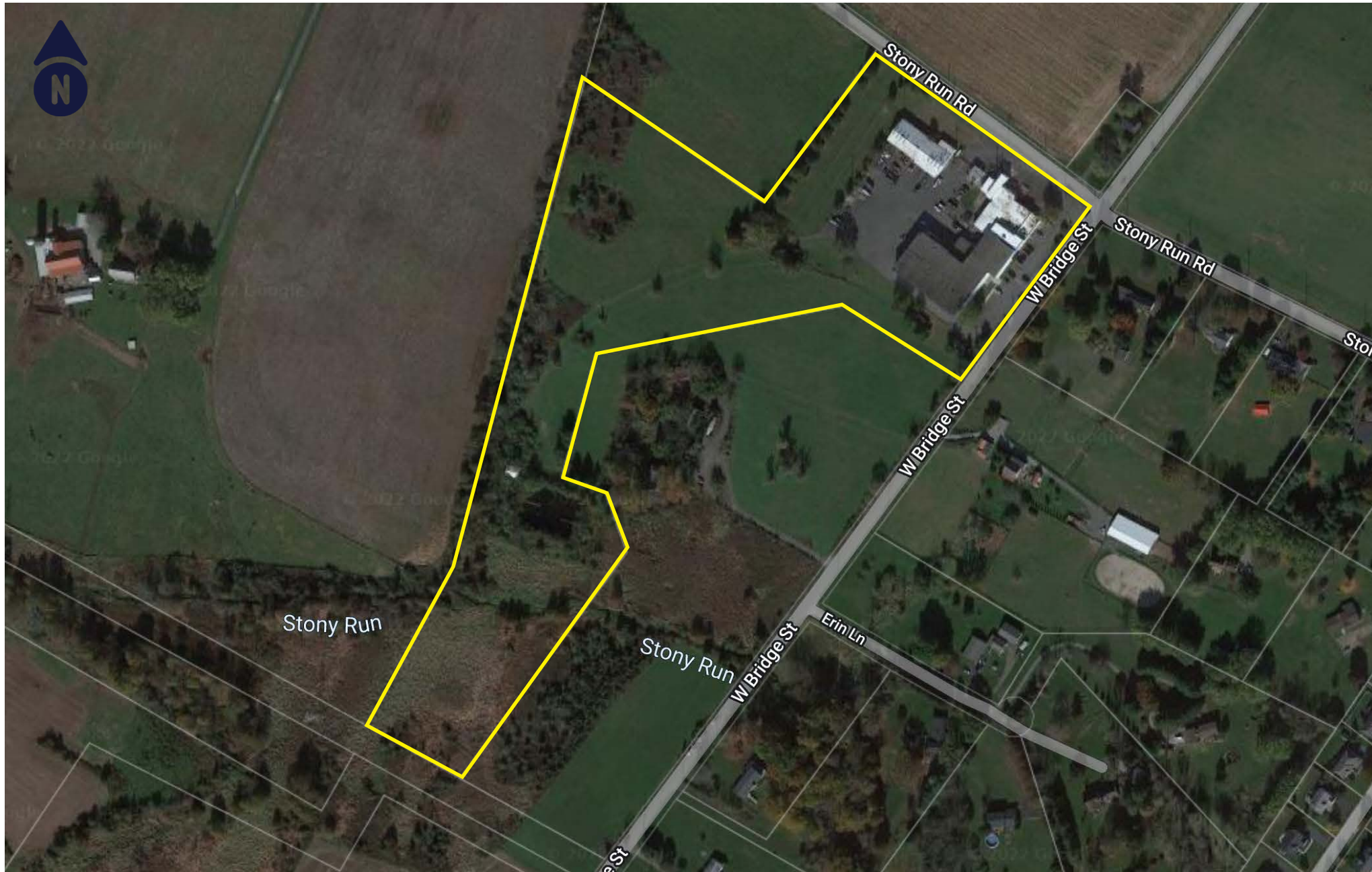
BUILDING 2 PHOTOS



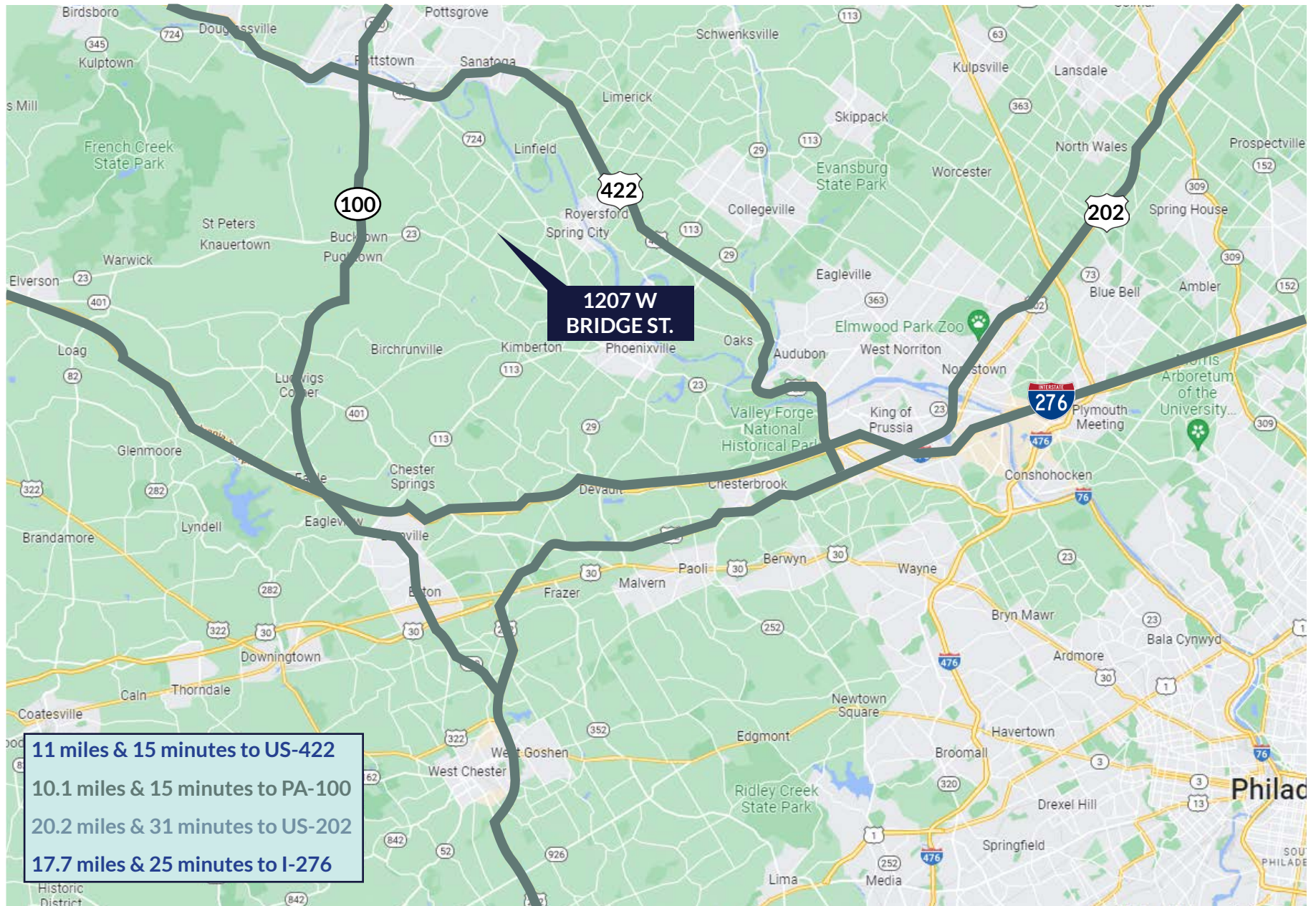
PROPERTY PHOTOS



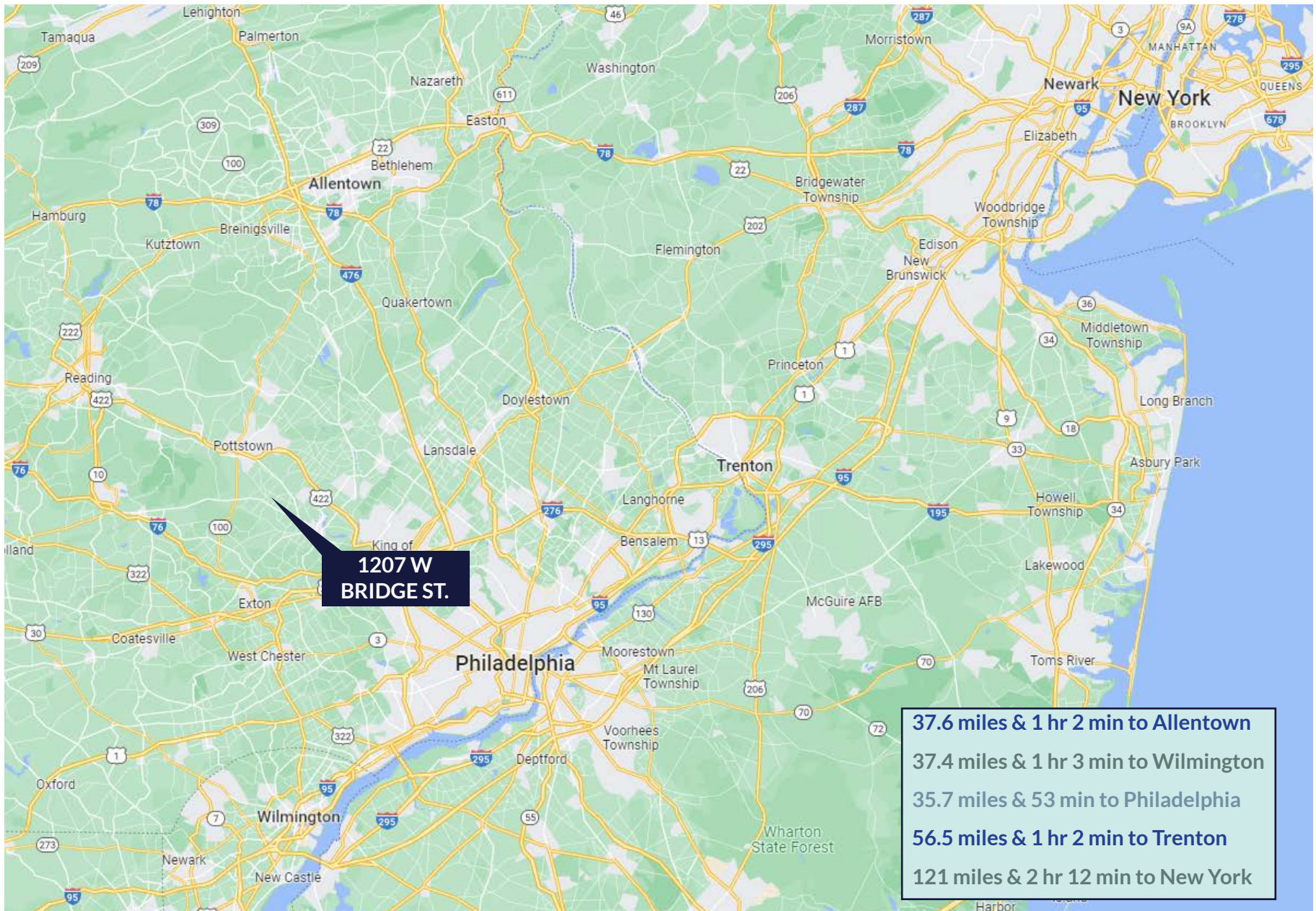
PARCEL MAP



REGIONAL MAP



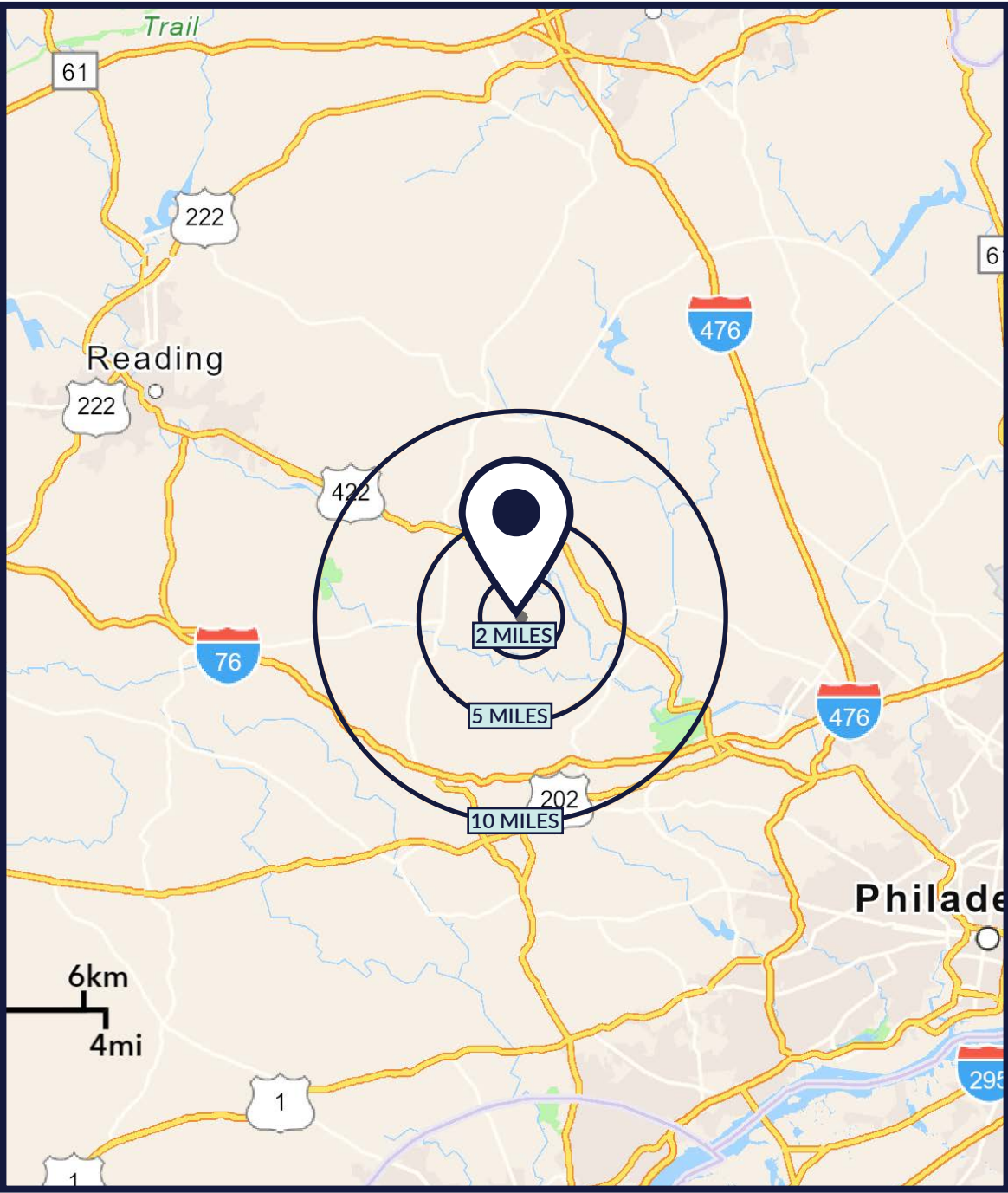
REGIONAL MAP



DEMOGRAPHICS

2025 Summary	2 Mile	5 Mile	10 Mile
Population	7,202	80,125	312,821
Households	2,557	32,395	117,546
Average Household Size	2.74	2.43	2.59
Owner Occupied Housing Units	2,248	23,006	88,376
Renter Occupied Housing Units	309	9,389	29,170
Median Age	42.8	41.6	41.2
Median Household Income	\$130,043	\$107,438	\$119,483
Average Household Income	\$172,988	\$142,401	\$159,086

2030 Summary	2 Mile	5 Mile	10 Mile
Population	7,253	81,969	319,481
Projected Population Growth	0.14%	0.46%	0.42%
Households	2,600	33,488	121,033
Projected HH Growth	0.33%	0.67%	0.59%





ATLAS

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