

AIP INDUSTRIAL

EXCLUSIVE SALE

358 River Road

HEAVY INDUSTRIAL • ±11.11 AC

GREATER KING OF PRUSSIA, PA

Maximize value. Reduce risk. Control the process. Close with certainty.

EXECUTIVE SUMMARY

358 River Road, Bridgeport, PA

±11.11-acre riverfront industrial in Upper Merion Township, PA

±11.11

ACRES • SURVEYED

1,532'

FRONTAGE ON RIVER RD

SCALE

Four contiguous parcels totaling ±484,121 SF (±11.11 AC) along the Schuylkill River, held under common ownership.

HEAVY INDUSTRIAL ZONING

HI zoning permits a broad range of commercial and industrial redevelopment; current use is a metals recycling operation.

IN-PLACE INCOME WITH OPTIONALITY

\$365,400 per year, substantially below market, from two tenants across ±8.0 AC, with both leases rolling in 2027 for near-term mark-to-market, or optionality for a user to take possession.

LOCATION & ACCESS

King of Prussia/Wayne submarket with all utilities to site. Norristown Transit Center 6 minutes; Philadelphia International 40 minutes.

THE SUBJECT

358 River Road, Bridgeport, PA

Upper Merion Township, Montgomery County, Pennsylvania

LAND AREA	±11.11 AC	PARCEL A	±6.7 AC
PARCELS	Four (4)	PARCEL B	1.0784 AC
MUNICIPALITY	Upper Merion Twp.	PARCEL C	0.8665 AC
COUNTY	Montgomery	PARCEL D	±2.5 AC
SUBMARKET	King of Prussia	FLOOD ZONE	Zone AE
ZONING	HI — Heavy Ind.	POWER	3-phase on site
CURRENT USE	Auto Salvage	RAIL SPUR	Conrail
PROPOSED USE	Commercial / Ind.	SEWER	On site
FRONTAGE	1,532' River Rd	WATER	Well on site



TENANCY

Lease & Tenancy Summary

Rent roll, extension options and lease term by tenant

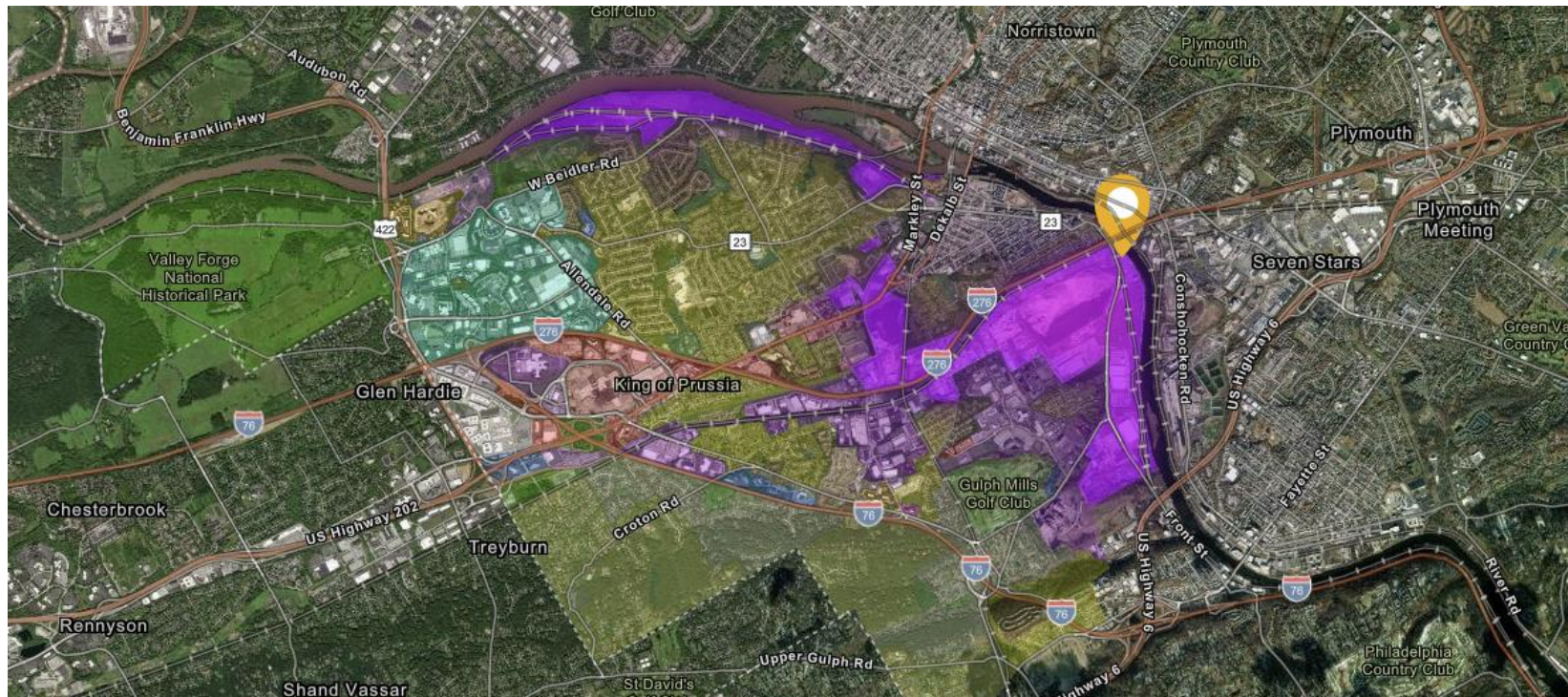
TENANT	PREMISES	BASE RENT	STRUCTURE	OPTIONS	COMMENCED	EXPIRES
Sims Metals	±3.0 AC	\$240,000	NNN	None	1/14/2011	1/31/2027
SB&K	±5.0 AC	\$125,400	Gross	One 1-yr @ \$129,000	Jul 2023	Jul 2027
TOTAL	±8.0 AC	\$365,400				

Rents shown annually. Sims Metals is leased on a triple-net (NNN) basis; SB&K is a gross lease. SB&K holds one 1-year renewal option at \$129,000/yr through July 2028; no options thereafter. Sims Metals has no extension options. Premises acreages are approximate.

ZONING

HI — Heavy Industrial

Upper Merion Township's heavy industrial district is limited in supply and difficult to replicate



EFFECTIVE ZONING

HI — HEAVY INDUSTRIAL

Subject site zoning

LI — Light Industrial

SM / SM-1 — Special Mfg.

CG / CL / CN — Commercial

SC / C-O — Retail & Office

Other districts

Other districts include residential, agricultural and mixed-use zones.

UPPER MERION TOWNSHIP ZONING MAP — SUBJECT SITE

ALTA/NSPS Land Title Survey

Premises A and B — southern portion

LEGEND OF SYMBOLS & ABBREVIATIONS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	⚡ SPOT LIGHT	⊙ WATER MANHOLE
⦿ MONUMENT TO BE SET	⚡ POWERPOLE	⦿ WATER VALVE
⦿ MONUMENT TYPED	⚡ GUY WIRE	⦿ WATER METER
(D) RECORD DATA	⚡ LIGHT POLE	⦿ HYDRAULIC / PSC
⦿ SURVEYED DATA	⚡ STREET LIGHT POLE	⦿ GAS MANHOLE
⦿ POINT OF BEGINNING	⚡ GLESS TRANSFORMER	⦿ GAS VALVE
⦿ POINT OF COMMENCEMENT	⚡ AIR CONDITIONER	⦿ GAS METER
⦿ POINT OF NOY	⚡ ELECTRIC MANHOLE	⦿ UNDERGROUND GAS MANHOLE
⦿ SET BACK LINE	⚡ ELECTRIC METER	⦿ PROpane TANK
⦿ REINFORCED CONCRETE PIPE	⚡ ELECTRIC BOX	⦿ TELEPHONE MANHOLE
⦿ CORRUGATED METAL PIPE	⚡ CABLE BOX	⦿ TELEPHONE MANHOLE
⦿ PLASTIC PIPE	⚡ UNDERGROUND CABLE MARKER	⦿ UNDERGROUND TELEPHONE MARKER
⦿ HDPE POLYETHYLENE PIPE	⚡ TRAFFIC POLE	⦿ KERNAL
⦿ CAST IRON PIPE	⚡ TRAFFIC SIGNAL BOX	⦿ FLAG POLE
⦿ EXISTING IRON PIPE	⚡ TRAFFIC MANHOLE	⦿ BOLLARD
⦿ LANDSCAPING	⚡ TRAFFIC SIGNAL	⦿ LIGHT BOLLARD
⦿ UNDER GRADING	⚡ SEWER MANHOLE	⦿ BUNK HOLE
⦿ FENCELINE	⚡ CLEAN OUT	⦿ MONITORING WELL
⦿ CABLE TELEVISION LINE	⚡ STORM DRAIN MANHOLE	⦿ MAIL BOX
⦿ ELECTRICAL LINE	⚡ STORM INLET	⦿ SIGN
⦿ GAS LINE	⚡ ROUND STORM INLET	⦿ METAL TANK COVER
⦿ TELEPHONE LINE	⚡ UNKNOWN MANHOLE	⦿ AIR COMPRESSOR
⦿ WATER LINE	⚡ DECEASED TREE	⦿ ADJ. PARTING
⦿ OVERHEAD ELECTRIC WIRE	⚡ EXISTING TREE	⦿ YARD DRAIN
⦿ OVERHEAD		⦿ IRRIGATION CONTROL VALVE
⦿ TIE LINE ONLY		

John W. Stenander
Professional Land Surveyor SU-02643-E
in the Commonwealth of Pennsylvania
Date of Survey: 04/27/2020
Date of Last Revision: May 2020
Network Project No. 2020-0587-001 CMP

Survey Prepared By
First Order, LLC
4385 Inlandwood Road, Suite B
Bellevue, PA 15003
Phone (610) 365-2907
Fax (610) 365-2908
Email: staden@firstorderllc.com
Project No. F200792

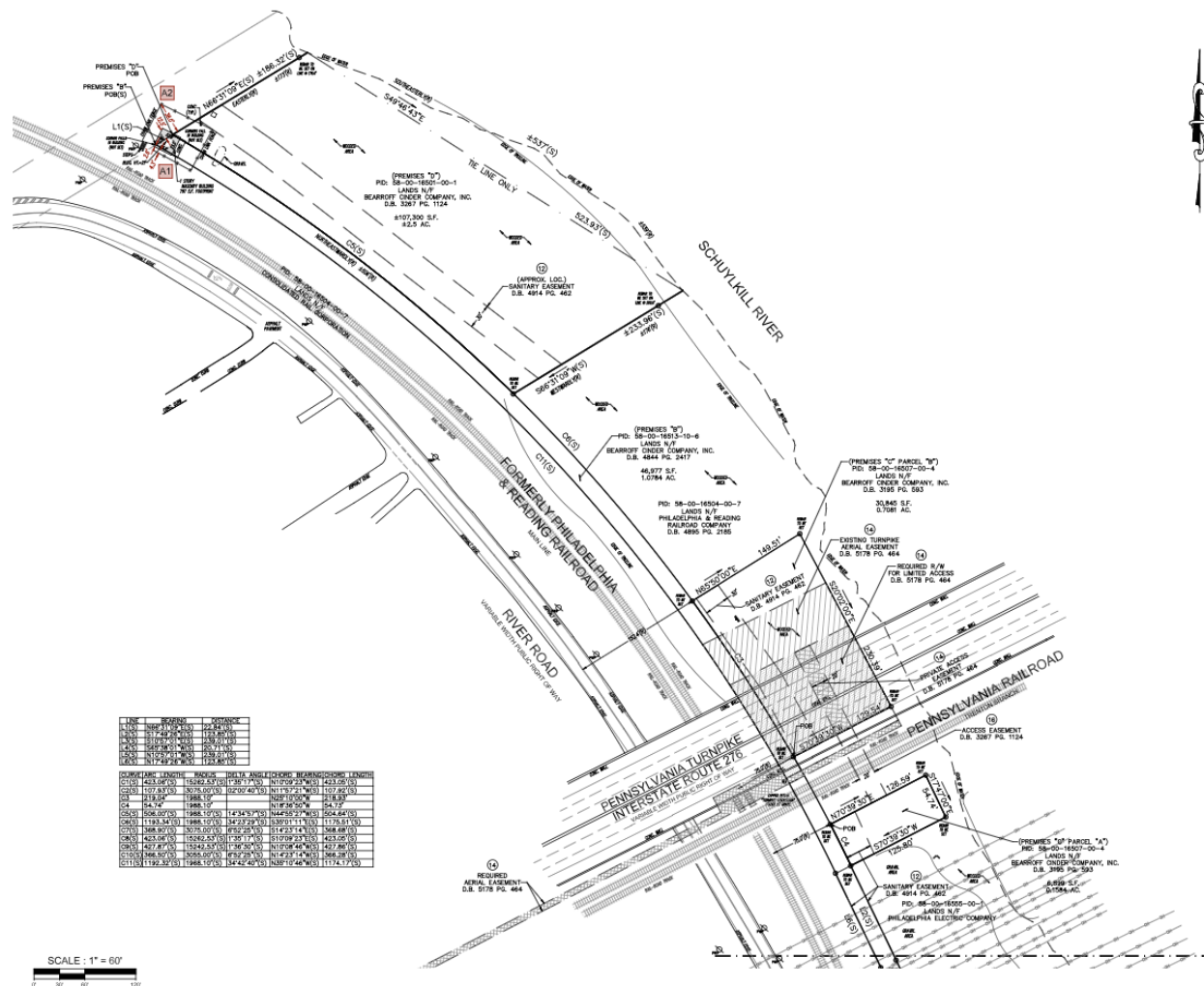
NV5 ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
358 River Rd
DATE OF FIELD SURVEY: APRIL 30, 2020
NETWORK PROJECT NUMBER: 20200587-001 CMP
1(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.firstorderllc.com
SURVEY · ZONING · ENVIRONMENTAL · ASSESSMENT

LINE	BEARING	DISTANCE
1	N 89° 12' 00" E	164.22 (1)
2	N 89° 12' 00" E	164.22 (1)
3	N 89° 12' 00" E	164.22 (1)
4	N 89° 12' 00" E	164.22 (1)
5	N 89° 12' 00" E	164.22 (1)
6	N 89° 12' 00" E	164.22 (1)
7	N 89° 12' 00" E	164.22 (1)
8	N 89° 12' 00" E	164.22 (1)
9	N 89° 12' 00" E	164.22 (1)
10	N 89° 12' 00" E	164.22 (1)
11	N 89° 12' 00" E	164.22 (1)
12	N 89° 12' 00" E	164.22 (1)
13	N 89° 12' 00" E	164.22 (1)
14	N 89° 12' 00" E	164.22 (1)
15	N 89° 12' 00" E	164.22 (1)
16	N 89° 12' 00" E	164.22 (1)
17	N 89° 12' 00" E	164.22 (1)
18	N 89° 12' 00" E	164.22 (1)
19	N 89° 12' 00" E	164.22 (1)
20	N 89° 12' 00" E	164.22 (1)
21	N 89° 12' 00" E	164.22 (1)
22	N 89° 12' 00" E	164.22 (1)
23	N 89° 12' 00" E	164.22 (1)
24	N 89° 12' 00" E	164.22 (1)
25	N 89° 12' 00" E	164.22 (1)
26	N 89° 12' 00" E	164.22 (1)
27	N 89° 12' 00" E	164.22 (1)
28	N 89° 12' 00" E	164.22 (1)
29	N 89° 12' 00" E	164.22 (1)
30	N 89° 12' 00" E	164.22 (1)
31	N 89° 12' 00" E	164.22 (1)
32	N 89° 12' 00" E	164.22 (1)
33	N 89° 12' 00" E	164.22 (1)
34	N 89° 12' 00" E	164.22 (1)
35	N 89° 12' 00" E	164.22 (1)
36	N 89° 12' 00" E	164.22 (1)
37	N 89° 12' 00" E	164.22 (1)
38	N 89° 12' 00" E	164.22 (1)
39	N 89° 12' 00" E	164.22 (1)
40	N 89° 12' 00" E	164.22 (1)
41	N 89° 12' 00" E	164.22 (1)
42	N 89° 12' 00" E	164.22 (1)
43	N 89° 12' 00" E	164.22 (1)
44	N 89° 12' 00" E	164.22 (1)
45	N 89° 12' 00" E	164.22 (1)
46	N 89° 12' 00" E	164.22 (1)
47	N 89° 12' 00" E	164.22 (1)
48	N 89° 12' 00" E	164.22 (1)
49	N 89° 12' 00" E	164.22 (1)
50	N 89° 12' 00" E	164.22 (1)
51	N 89° 12' 00" E	164.22 (1)
52	N 89° 12' 00" E	164.22 (1)
53	N 89° 12' 00" E	164.22 (1)
54	N 89° 12' 00" E	164.22 (1)
55	N 89° 12' 00" E	164.22 (1)
56	N 89° 12' 00" E	164.22 (1)
57	N 89° 12' 00" E	164.22 (1)
58	N 89° 12' 00" E	164.22 (1)
59	N 89° 12' 00" E	164.22 (1)
60	N 89° 12' 00" E	164.22 (1)
61	N 89° 12' 00" E	164.22 (1)
62	N 89° 12' 00" E	164.22 (1)
63	N 89° 12' 00" E	164.22 (1)
64	N 89° 12' 00" E	164.22 (1)
65	N 89° 12' 00" E	164.22 (1)
66	N 89° 12' 00" E	164.22 (1)
67	N 89° 12' 00" E	164.22 (1)
68	N 89° 12' 00" E	164.22 (1)
69	N 89° 12' 00" E	164.22 (1)
70	N 89° 12' 00" E	164.22 (1)
71	N 89° 12' 00" E	164.22 (1)
72	N 89° 12' 00" E	164.22 (1)
73	N 89° 12' 00" E	164.22 (1)
74	N 89° 12' 00" E	164.22 (1)
75	N 89° 12' 00" E	164.22 (1)
76	N 89° 12' 00" E	164.22 (1)
77	N 89° 12' 00" E	164.22 (1)
78	N 89° 12' 00" E	164.22 (1)
79	N 89° 12' 00" E	164.22 (1)
80	N 89° 12' 00" E	164.22 (1)
81	N 89° 12' 00" E	164.22 (1)
82	N 89° 12' 00" E	164.22 (1)
83	N 89° 12' 00" E	164.22 (1)
84	N 89° 12' 00" E	164.22 (1)
85	N 89° 12' 00" E	164.22 (1)
86	N 89° 12' 00" E	164.22 (1)
87	N 89° 12' 00" E	164.22 (1)
88	N 89° 12' 00" E	164.22 (1)
89	N 89° 12' 00" E	164.22 (1)
90	N 89° 12' 00" E	164.22 (1)
91	N 89° 12' 00" E	164.22 (1)
92	N 89° 12' 00" E	164.22 (1)
93	N 89° 12' 00" E	164.22 (1)
94	N 89° 12' 00" E	164.22 (1)
95	N 89° 12' 00" E	164.22 (1)
96	N 89° 12' 00" E	164.22 (1)
97	N 89° 12' 00" E	164.22 (1)
98	N 89° 12' 00" E	164.22 (1)
99	N 89° 12' 00" E	164.22 (1)
100	N 89° 12' 00" E	164.22 (1)

SCALE: 1" = 60'

ALTA/NSPS Land Title Survey

*Premises C and D —
northern portion*



LEGEND OF SYMBOLS & ABBREVIATIONS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SALES)

- [illegible]

Jack W. Shoemaker
Professional Land Surveyor SJ-051643-E
In the Commonwealth of Pennsylvania
Date of Survey: April 27, 2026
Date of Last Revision: July 10, 2026
Network Project No. 202600587-COI CSM

Survey Prepared By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone (610) 365-2907
Fax (610) 365-2908
Email: janoemaker@firstorderllc.net
Project No. F706092

SHEET 2 OF 2

N V 5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

358 River Rd

DATE OF FIELD SURVEY: APRIL 20, 2020

NETWORK PROJECT NUMBER: 202000807-001 CMP

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.lockanddick.com myspatialtools@lockanddick.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PROPERTY PHOTOS

Site & Frontage



RIVER ROAD FRONTAGE



SITE OVERVIEW

PROPERTY PHOTOS

Site & Frontage



RIVER ROAD FRONTAGE



SITE OVERVIEW

PROPERTY PHOTOS

Site & Frontage



RIVER ROAD FRONTAGE



SITE OVERVIEW

PROPERTY PHOTOS

Site & Frontage



RIVER ROAD FRONTAGE



SITE OVERVIEW

C O N T A C T

For Further Information

PRINCIPAL BROKER

Max Rather

Direct · 617.806.6710

mrather@aipindustrial.com

PRINCIPAL BROKER

Julian Orsuto

Direct · 609.238.4437

jorsuto@aipindustrial.com

ALTERNATIVE INVESTMENT PARTNERS INDUSTRIAL

358 River Road · Upper Merion Township, Montgomery County, Pennsylvania

DISCLOSURE

Confidentiality & Disclaimer

This document has been prepared by AIP Industrial solely for informational purposes and does not constitute an offer to sell or a solicitation of an offer to buy any interest in the property described herein. It is delivered on a confidential basis to a limited number of parties and may not be reproduced, distributed or disclosed, in whole or in part, without the prior written consent of AIP Industrial.

The information contained herein has been obtained from sources believed to be reliable, including third-party reports, public records and materials supplied by the owner. No representation or warranty, express or implied, is made as to the accuracy or completeness of that information. Land areas, parcel identifiers, zoning designations, utility availability, rail access and lease terms are summaries only and are subject to verification. Certain figures are approximate and are shown as such.

Prospective purchasers must conduct their own independent investigation and due diligence, including review of the recorded survey, deeds, title commitment, leases, environmental reports and applicable zoning and land-use regulations. Neither AIP Industrial nor the owner shall have any liability arising from the use of, or reliance upon, this document or its contents.

The owner reserves the right, at its sole discretion, to modify or withdraw the offering, to reject any or all expressions of interest, and to negotiate with one or more prospective purchasers at any time. No binding obligation shall arise unless and until a definitive written agreement is executed and delivered by the owner.

CONFIDENTIAL · DO NOT DISTRIBUTE