

AVAILABLE ±40.92 AC FOR SALE

Offering Memorandum



MONTGOMERY COUNTY

CONSHOHOCKEN ROAD, CONSHOHOCKEN, PA

B **BINSWANGER**
UNIQUELY SPECIALIZED SINCE 1931

DISCLAIMER & LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.



This Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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EXECUTIVE SUMMARY

Binswanger is pleased to present an exclusive opportunity to acquire and redevelop a ±40.92-acre industrial site owned by Montgomery County within one of the most strategically positioned logistics corridors in the Greater Philadelphia region. The overall property totals approximately 45.92 acres, with Montgomery County planning to subdivide and retain 5 acres for the expansion of the Montgomery County Fire Academy campus. The remaining ±40.92-acre parcel represents one of the largest industrial redevelopment opportunities currently available in Eastern Montgomery County, where developable land of this scale has become increasingly rare.

Located just outside Conshohocken Borough in the highly desirable Conshohocken–King of Prussia–Plymouth Meeting corridor, the property offers a unique opportunity to develop modern industrial product in a supply-constrained market. As tenant requirements continue to evolve toward larger, more efficient facilities with modern logistics specifications, opportunities to deliver new construction within this established employment and distribution hub remain extremely limited.

The site benefits from exceptional regional accessibility with direct frontage along Conshohocken Road and immediate connectivity to Interstates 76, 476, and 276, as well as Routes 202 and 422. This strategic location provides efficient access to the broader Mid-Atlantic distribution network while placing users within minutes of King of Prussia, Plymouth Meeting, and Center City Philadelphia—one of the most affluent and densely populated consumer regions in the United States.

The surrounding corridor continues to experience significant corporate and residential investment, reinforcing its position as one of the region's most important economic centers. Conshohocken has emerged as a major employment hub anchored by developments such as the global headquarters of AmerisourceBergen and the Seven Tower Bridge office complex, alongside a growing concentration of high-end residential communities including Matson Mill, Riverwalk, Madison West Elm, and The Birch. Hospitality and mixed-use development have further strengthened the borough's walkable downtown environment with the addition of Hotel West & Main.

Long-term infrastructure investment will continue to enhance the area's accessibility and growth potential. The planned Lafayette Street Interchange project will provide direct Pennsylvania Turnpike access from Conshohocken Road, further strengthening the corridor's role as a regional logistics gateway.

Against the backdrop of strong regional demand, limited land availability, and continued infrastructure and corporate investment, the ±40.92-acre site represents a generational development opportunity within one of the most competitive industrial markets in the Greater Philadelphia region. The property offers investors and developers the ability to deliver large-scale, modern industrial product in a location where new supply remains exceptionally difficult to replicate.



PROPOSED SLIP RAMP



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PROPERTY INFORMATION

Montgomery County, Conshohocken Road, Conshohocken, PA

PROPERTY DETAILS



LOT SIZE
±40.92 Acres



ZONING

HI – Heavy Industrial
(Plymouth Township,
Montgomery County, PA)



PARCEL ID
49-00-02741-30-6



INTERCHANGE MAP








[CLICK HERE FOR MORE INFORMATION](#)

FUTURE CONCEPT MAP



*Road can be redesigned and will require township input; Proposed Fire Academy expansion needs to be contiguous with existing campus

LEGEND	
	EXISTING FENCE LINE
	PROPOSED NEW FENCE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	SITE SETBACK



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MARKET OVERVIEW

Montgomery County, Conshohocken Road, Conshohocken, PA

CONSHOHOCKEN, KING OF PRUSSIA, & PLYMOUTH MEETING INDUSTRIAL SUBMARKET

The Conshohocken, King of Prussia, and Plymouth Meeting industrial market—situated within the premier Eastern Montgomery County submarket—remains one of the most resilient and strategically positioned industrial hubs in the Greater Philadelphia region. With a logistical network anchored by I-276 (PA Turnpike), I-476 (Blue Route), I-76 (Schuylkill Expressway), Route 202, and Route 422, the area offers unparalleled connectivity to the Eastern Seaboard. This infrastructure will be further enhanced by the Lafayette Street Interchange project, which is scheduled for a 2028 construction start, and could open as soon as 2030.

This submarket serves as a critical hub for high-growth sectors, including life sciences, defense, and last-mile logistics. It benefits from proximity to the region’s highest concentration of consumer spending power and is reinforced by a heavy corporate presence from global leaders such as Lockheed Martin, Johnson & Johnson, Teva Pharmaceuticals, BAE Systems, and Merck.

The Conshohocken–King of Prussia–Plymouth Meeting industrial market currently contains approximately 16.4 million square feet of inventory. However, the defining characteristic of this market is its significant “age tilt”. Much of the existing stock consists of legacy assets that pre-date modern logistics standards, leaving the submarket functionally starved for Class A product. As e-commerce and high tech manufacturing require increasingly specialized specifications- such as higher clear heights, advanced power requirements, and expanded dock ration - tenant demand has shifted aggressively toward the rare opportunities for new construction.

Development activity remains disciplined but is gaining momentum to address this deficit, with 113,000 SF currently under construction. This new inventory is expected to be absorbed rapidly, as the general vacancy rate of 10.1% is largely concentrated in older, non-renovated “Generation 2” buildings. Modern logistics and flex spaces continue to command a significant premium with supply-demand dynamics heavily favoring landlords who offer updated or brand-new facilities.

Rental rates in the market average \$16.39 per square foot, and the average sale price has reached \$158 per square foot. With a market cap rate of 7.8%, the submarket offers a compelling opportunity for investors seeking stable returns in a supply-constrained and strategically positioned industrial zone. As e-commerce growth and last-mile delivery requirements continue to drive leasing activity, this corridor is well-positioned for long-term performance.



16.4M SF
INVENTORY



113K SF
UNDER CONSTRUCTION



-247K SF
12 MONTH NET ABSORPTION



10.1%
VACANCY RATE



\$16.39/SF
MARKET ASKING RENT

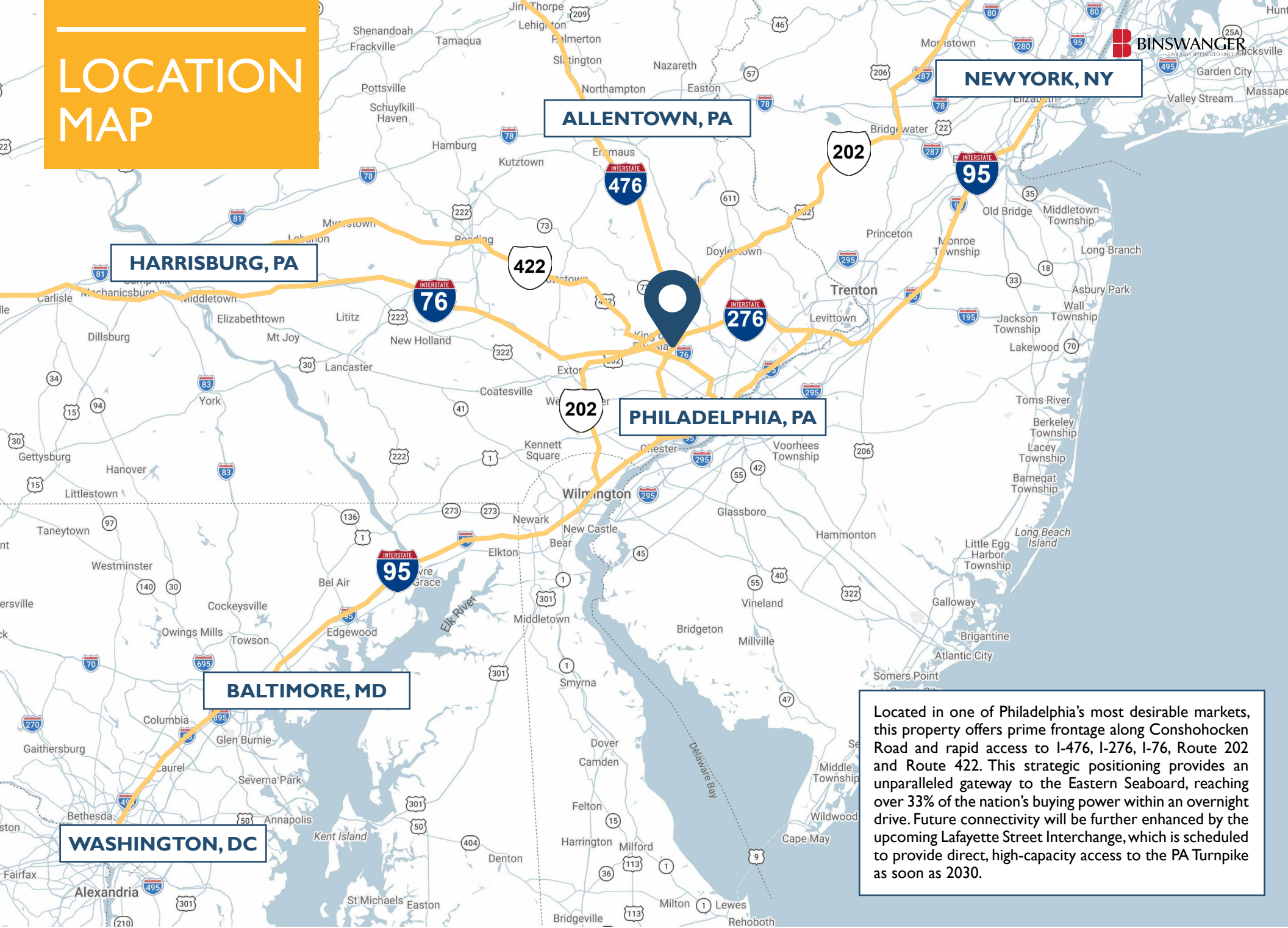


\$158/SF
MARKET SALE PRICE



7.8%
MARKET CAP RATE

LOCATION MAP



NEW YORK, NY

ALLENTOWN, PA

HARRISBURG, PA

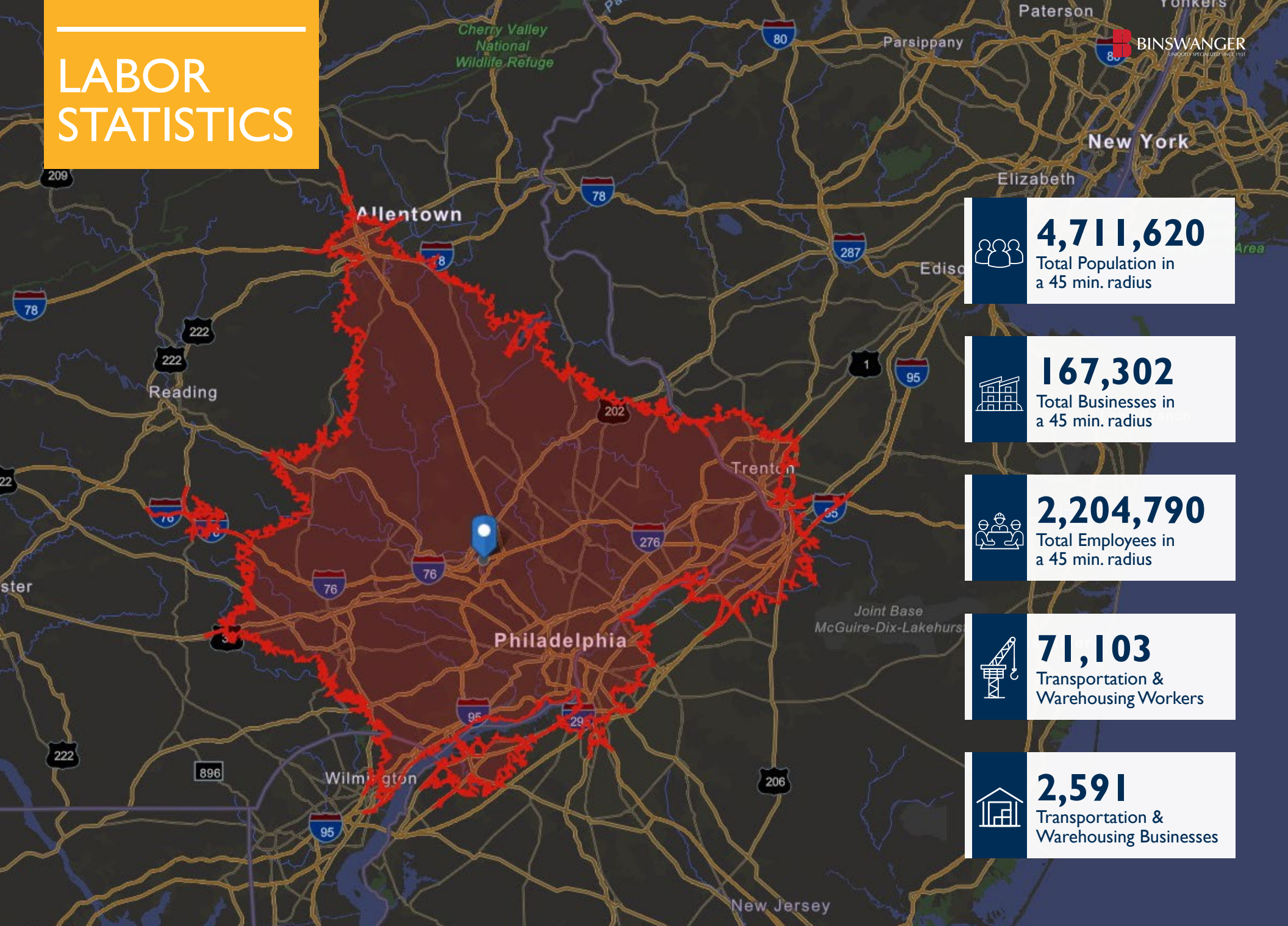
PHILADELPHIA, PA

BALTIMORE, MD

WASHINGTON, DC

Located in one of Philadelphia's most desirable markets, this property offers prime frontage along Conshohocken Road and rapid access to I-476, I-276, I-76, Route 202 and Route 422. This strategic positioning provides an unparalleled gateway to the Eastern Seaboard, reaching over 33% of the nation's buying power within an overnight drive. Future connectivity will be further enhanced by the upcoming Lafayette Street Interchange, which is scheduled to provide direct, high-capacity access to the PA Turnpike as soon as 2030.

LABOR STATISTICS



4,711,620

Total Population in
a 45 min. radius



167,302

Total Businesses in
a 45 min. radius



2,204,790

Total Employees in
a 45 min. radius



71,103

Transportation &
Warehousing Workers



2,591

Transportation &
Warehousing Businesses



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BID INSTRUCTIONS

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SUMMARY OF OFFER PROCESS

**Binswanger is advising Ownership regarding the disposition of the property located at:
MONTGOMERY COUNTY, CONSHOHOCKEN ROAD, CONSHOHOCKEN, PA**

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

A successful offer from a prospect or broker will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size. Ownership reserves the sole and absolute right to accept or reject any and all offers.

BUYER ENTITY AND PRINCIPALS

Please provide the legal entity for the buyer and if there is any expectation that the contract would be assigned to a different entity prior to closing. Please provide information on the principals and sponsors of the buyer entity or any assignee.

FINANCIAL TERMS

Please provide the financial terms of the offer including proof of funds, the sources and uses, an outline of the proposed capital stack including any public or quasi-public grants, loans, or tax incentives, and any supporting financial statements or letters from banks or other capital providers. Please include the amounts of any good faith deposit, who will hold it, and on what conditions it will be released.

INSPECTION/DILIGENCE PERIOD

Please provide a detailed timeline of the proposed inspection period and milestones for placing the deposit at risk.

CONDITIONS PRECEDENT

Please provide any conditions precedent to closing with a clear timeline.

DEVELOPMENT INTENT

Please provide as much detail as possible on the conceptual development of the property including uses, phasing, timeline for completion, hold period, and exit strategy.

ECONOMIC BENEFIT

Please provide a summary of the broader economic benefits of the proposed development on the property.

BROKERS

Please disclose the involvement of any brokers in this transaction other than Binswanger who is the single agent broker for the Seller and will be compensated by the Seller at closing.

OFFERING PROCEDURE

**All submissions must be in electronic form
submitted to cpennington@binswanger.com**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

PRIMARY CONTACTS

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