



AVAILABLE FOR SALE

18 Railroad Street, Royersford, PA 19468

189,746 SF Single-Tenant Industrial Investment on 7.71 Acres

EXECUTIVE SUMMARY

Binswanger is pleased to exclusively offer for sale **18 Railroad Street, Royersford, Pennsylvania**, a 189,746-square-foot, single-tenant industrial investment situated on approximately 7.71 acres in Limerick Township, Montgomery County. The property is 100% leased to Bengal Group, providing investors with stable in-place cash flow through a mission-critical logistics and converting facility.

The property serves as Bengal Group's Northeast operating hub, supporting integrated contract converting, warehousing, and logistics services for a diverse customer base that includes Fortune 500 manufacturers and regional industrial users. Having operated for more than 40 years, Bengal Group has established itself as a leading third-party logistics and converting provider throughout the Mid-Atlantic and Northeast.

The facility is well configured for modern industrial operations, featuring 16 loading docks, 3 drive-in doors, active rail service, and efficient warehouse space designed to accommodate high-volume distribution, manufacturing, and multimodal logistics requirements. The asset generates an annual Net Operating Income of approximately \$1.47 million under a NNN lease, providing investors with predictable cash flow and limited landlord obligations.

Strategically positioned off Route 422, the property offers excellent connectivity throughout Pennsylvania and the broader Northeast transportation network. The addition of active rail service further enhances the property's logistical capabilities, providing direct freight access and a competitive advantage for industrial users with rail-dependent operations.

18 Railroad Street represents an opportunity to acquire a stabilized industrial asset leased to an established operating company in one of Pennsylvania's strongest emerging industrial markets. The combination of durable in-place income, functional industrial specifications, active rail connectivity, and strategic regional access positions the asset to deliver stable cash flow with long-term appreciation potential.



18 Railroad Street, Royersford, PA 19468



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BINSWANGER
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS



Building Size (SF):

✓ 189,746 SF

Dock Doors:

✓ Sixteen (16)

Drive-in Doors:

✓ Three (3)

Overhead Doors:

✓ 3 rail-served

Ceiling Height:

✓ 26'

Column Spacing:

✓ 37' x 25'

Sprinkler System:

✓ Dry Pipe System

Rail:

✓ Active Rail Service

NOI:

✓ \$1,474,326.42

Zoning:

✓ LLI

Lot Size (AC):

✓ 7.71 Acres

Year Built:

✓ 1979

Water and Sewer:

✓ Municipal

ADDITIONAL PHOTOS



TENANT SUMMARY



Bengal Group is a leading provider of contract converting, warehousing, cross-docking, and third-party logistics (3PL) services, serving manufacturers and distributors throughout the Northeast for more than 40 years. The company supports a diverse customer base ranging from Fortune 500 companies to regional manufacturers, providing integrated supply chain solutions with a focus on operational efficiency and responsive service.

Operating from a strategically located logistics network, Bengal benefits from direct access to the Ports of Philadelphia, Newark, and Baltimore, as well as the broader Northeast transportation corridor. Its facilities feature extensive loading capabilities, rail access, and 24/7 operations, enabling efficient distribution throughout the Mid-Atlantic and Northeast.

As an independently owned operator, Bengal has built a long-standing reputation for execution, flexibility, and customer service. The subject property is 100% leased to Bengal Group through 2029, providing investors with stable in-place cash flow supported by an established industrial tenant with over four decades of operating history.





MARKET OVERVIEW

422 Corridor Summary

The PA 422 Corridor is one of Greater Philadelphia's most established industrial submarkets, benefiting from its strategic location connecting King of Prussia, Montgomery County, and Berks County. The corridor serves as a key hub for manufacturing, warehousing, distribution, and life sciences-related operations, offering direct access to one of the nation's largest consumer bases.

The market continues to experience strong tenant demand supported by e-commerce, pharmaceutical, and logistics users. Unlike many Eastern Pennsylvania industrial markets that have seen elevated vacancy from speculative development, the 422 Corridor remains relatively supply constrained due to limited developable land. This dynamic has supported stable occupancy levels and continued rental rate growth across the market. Industrial development remains active, with developers focusing on redevelopment opportunities and strategically located infill sites. New projects continue to expand west toward Pottstown and Morgantown, while redevelopment activity in communities such as Limerick reflects the market's long-term growth potential.

The corridor is further strengthened by excellent transportation infrastructure, including immediate access to U.S. Route 422, I-76, I-476, I-276, and the Pennsylvania Turnpike. Ongoing PennDOT improvements along the Route 422 corridor continue to enhance traffic flow, safety, and regional connectivity, reinforcing the market's position as a premier industrial location within the Greater Philadelphia region.



West Montgomery County Industrial Submarket



28.2 M SF
of Inventory



29.8K SF
Under Construction



(44.4 K) SF
12 Month Net
Absorption



8.3%
Vacancy Rate



\$9.50/SF
Market Asking Rent

DEMOGRAPHIC SUMMARY

18 Railroad St, Royersford, Pennsylvania, 19468

Ring: 10 mile radius

KEY FACTS

302,191

Population



114,978

Households

41.6

Median Age

\$100,450

Median Disposable Income

EDUCATION

4.6%

No High School Diploma



24.4%

High School Graduate



19.9%

Some College/
Associate's Degree



51.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$121,497
Median Household Income

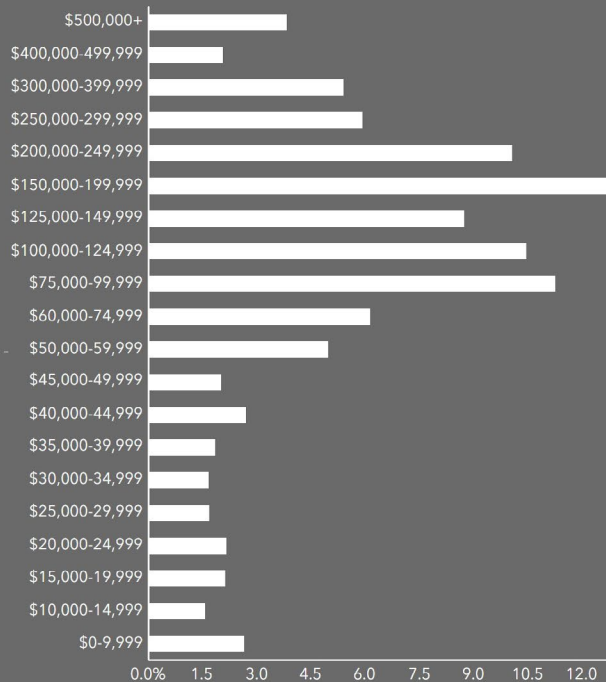


\$62,523
Per Capita Income

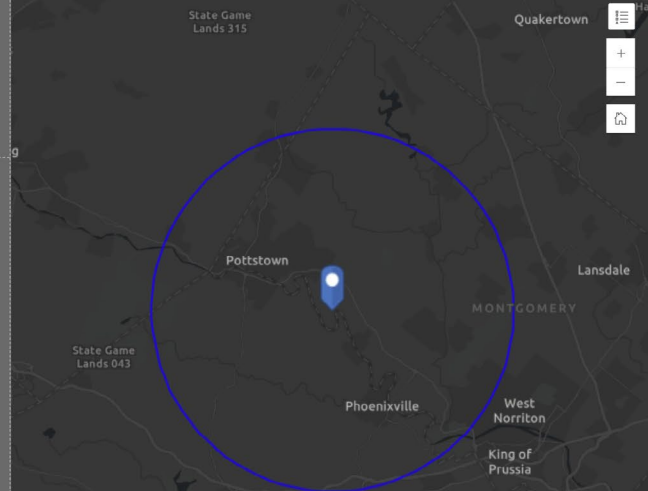


\$600,791
Median Net Worth

HOUSEHOLD INCOME



Quakertown



EMPLOYMENT

75.7%

White Collar



Blue Collar



Services

14.4%

12.2%

4.0%

Unemployment Rate



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