

OFFERING MEMORANDUM

Multi-Tenant Industrial Property For Sale

244 E COUNTY LINE RD

Hatboro, PA 19040

PRESENTED BY:

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PA #RS 293807



COUNTY LINE RD | 29,457 VPD

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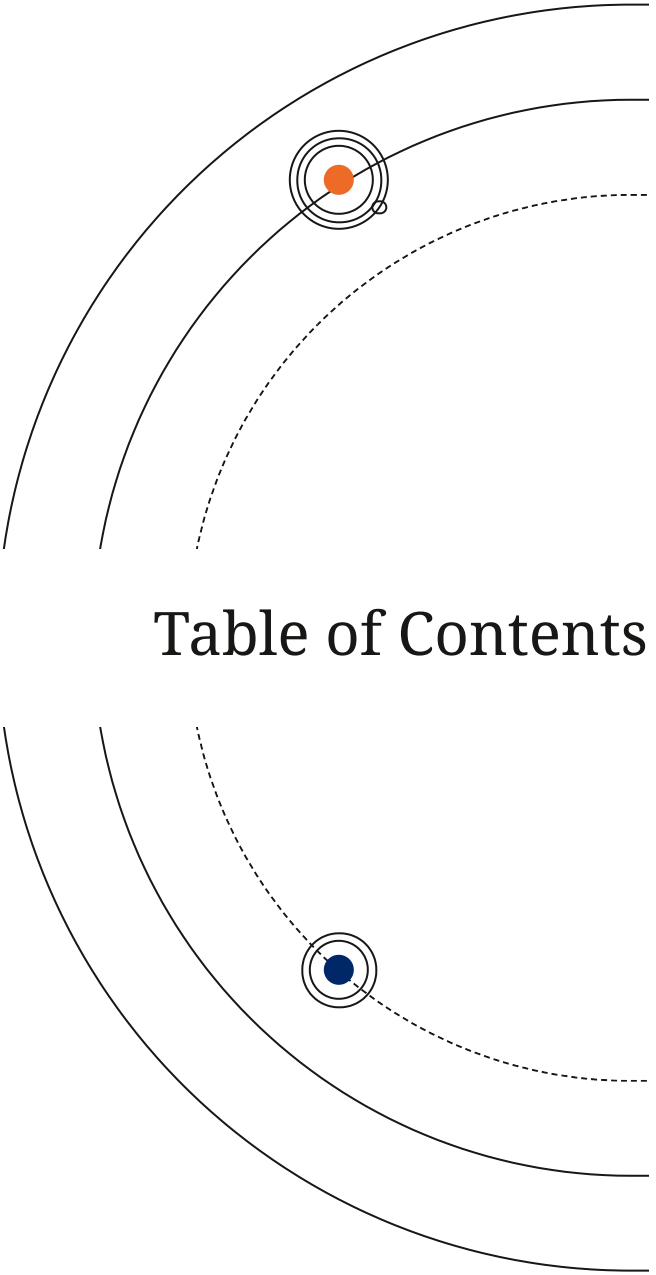


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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

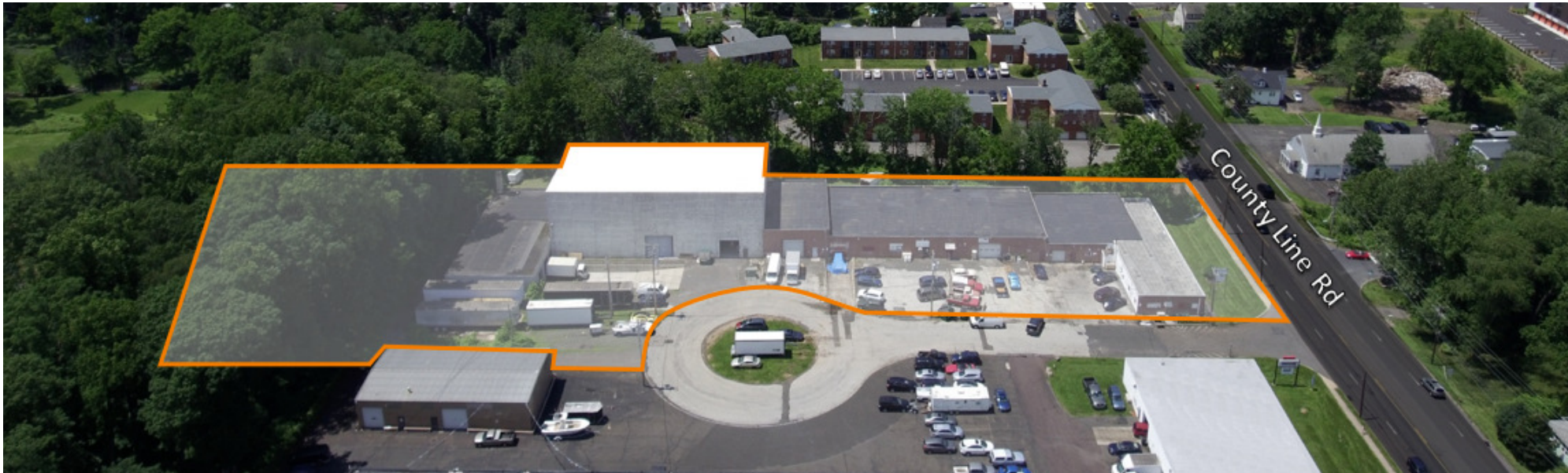
An aerial photograph of an industrial area. A large property is highlighted with an orange outline. The property consists of several large industrial buildings, including a prominent white-roofed building and a long grey-roofed building. There are numerous parking lots filled with cars and trucks. The surrounding area includes other industrial buildings, a railway line, and a residential area with houses and trees in the background. A large white circular graphic with a dashed line and two small circles (one orange, one blue) is overlaid on the top right of the image.

SECTION 1

The Property

COUNTY LINE RD | 29,457 VPD

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,850,000
BUILDING SIZE:	31,403 SF±
LOT SIZE:	2.24 AC±
CEILING HEIGHT	10' to 41'10"
ZONING:	LI - Limited Industrial
MARKET:	Philadelphia
SUBMARKET:	E Montgomery County
TRAFFIC COUNT:	29,457 VPD

PROPERTY OVERVIEW

SVN is pleased to offer an exceptional opportunity to acquire a versatile industrial property on County Line Road in Hatboro, Montgomery County, Pennsylvania. The property consists of approximately 31,403± SF of free-standing, single-story building, currently configured as five units. This property is well-suited for an owner-user with additional in-place rental income, or as a value-add/redevelopment investment opportunity. Strategically located in a vibrant commercial corridor surrounded by dense residential communities, the site benefits from excellent visibility and convenient access. The property is situated in a high-growth area with numerous nearby amenities and quick regional connectivity to major commuter routes. Zoned Limited Industrial (LI), the property can accommodate a wide range of permitted uses by right.

LOCATION OVERVIEW

The property is conveniently located in Hatboro, PA, near the intersection of County Line Road and Jacksonville Road. The site offers easy access to major routes including PA-132 (Street Rd) - 1.5 Mi., PA-263 (York Rd) - 1.6 Mi., PA-611 (Easton Rd) - 3 Mi., and I-276 (PA Turnpike-Willow Grove Interchange) - 3.2 Mi., and is just 26 miles from downtown Philadelphia. The Warminster SEPTA Station is only about one mile away.

PROPERTY DETAILS

SALE PRICE	\$4,850,000
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LOCATION INFORMATION

BUILDING NAME	Hatboro Industrial Complex
STREET ADDRESS	244 E. County Line Rd
CITY, STATE, ZIP	Hatboro, PA 19040
MARKET	Philadelphia
SUBMARKET	E Montgomery County
TOWNSHIP	Borough of Hatboro
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	PA Turnpike (I-276) - 3.2 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 38.9 MI

BUILDING INFORMATION

BUILDING SIZE	31,385 SF±
MINIMUM CEILING HEIGHT	10'
MAXIMUM CEILING HEIGHT	41'10"
SPRINKLER SYSTEM	Wet & Dry
HEATING	Oil

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	LI - Limited Industrial
LOT SIZE	2.24 AC±
APN #	08-00-00964-00-9
RE TAXES	\$29,167
LOT FRONTAGE	192 ft
LOT DEPTH	466 ft
YEAR BUILT	1960
# OF PARKING SPACES	45+

LOADING INFORMATION

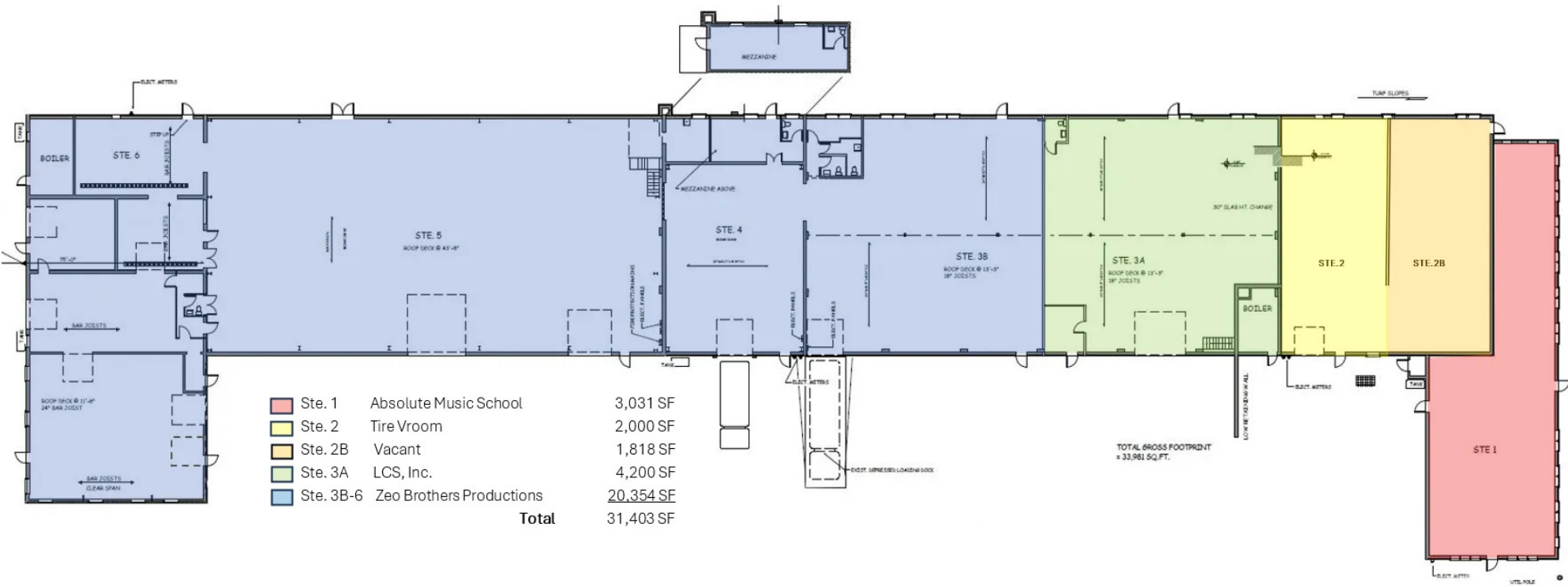
# OF DRIVE-IN DOORS	8
DRIVE-IN DOORS DIMENSIONS	(3) - 8'x8'; (2) - 12' x12'; (1) - 12' x 14' (1) - 14' x 10'; (1) - 16' x 14'10"
# OF LOADING DOCKS	3
DOCK DOOR DIMENSIONS	(2) - 8' x 8'; (1) 10' x 10'
# OF CRANES	(1) - 5-ton manual crane (1) - 25-ton electric crane

PROPERTY HIGHLIGHTS

- Industrial building for sale
- 5 existing units
- 31,403 SF±
- 2.254 AC±
- Eight drive-in door
- Three loading docks
- Various ceiling heights (range from 10' to 41'10")
- Ideal user opportunity
- Existing in-place income
- Potential redevelopment opportunity
- 192' frontage on County Line Rd
- Zoned Limited Industrial (LI)
- Highly visible and accessible
- Close proximity to Street Rd, York Rd, Easton Rd, and PA Turnpike



FLOOR PLANS



ADDITIONAL PHOTOS



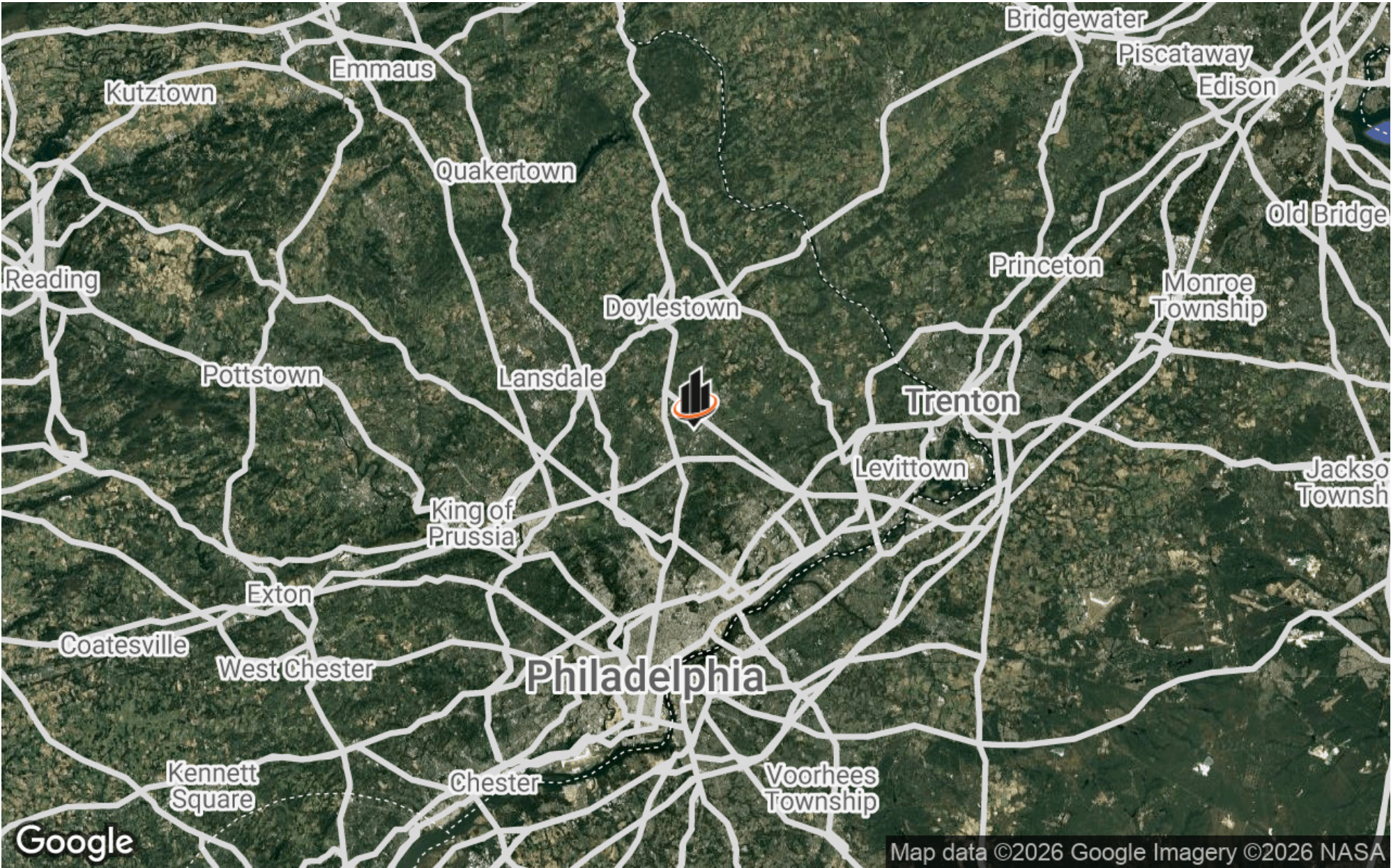
An aerial photograph of an industrial area. A large, L-shaped industrial building with a grey roof is highlighted with an orange border. To its left is a large parking lot filled with cars. Further left is a railroad track. To the right of the highlighted building is a green field and more industrial buildings. The background shows a dense forest and a city skyline in the distance under a blue sky with white clouds.

SECTION 2

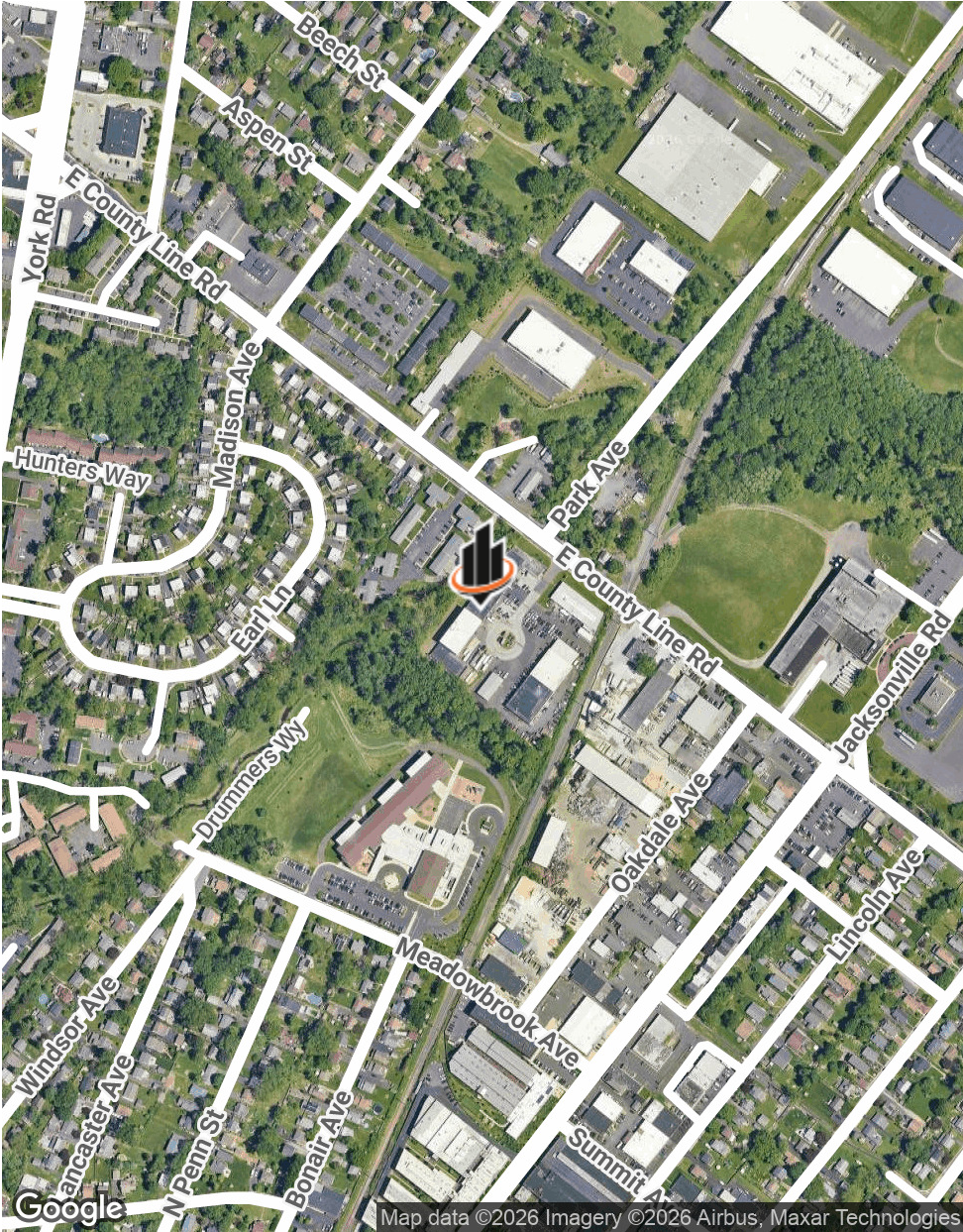
The Location

COUNTY LINE RD | 29,457 VPD

REGIONAL MAP



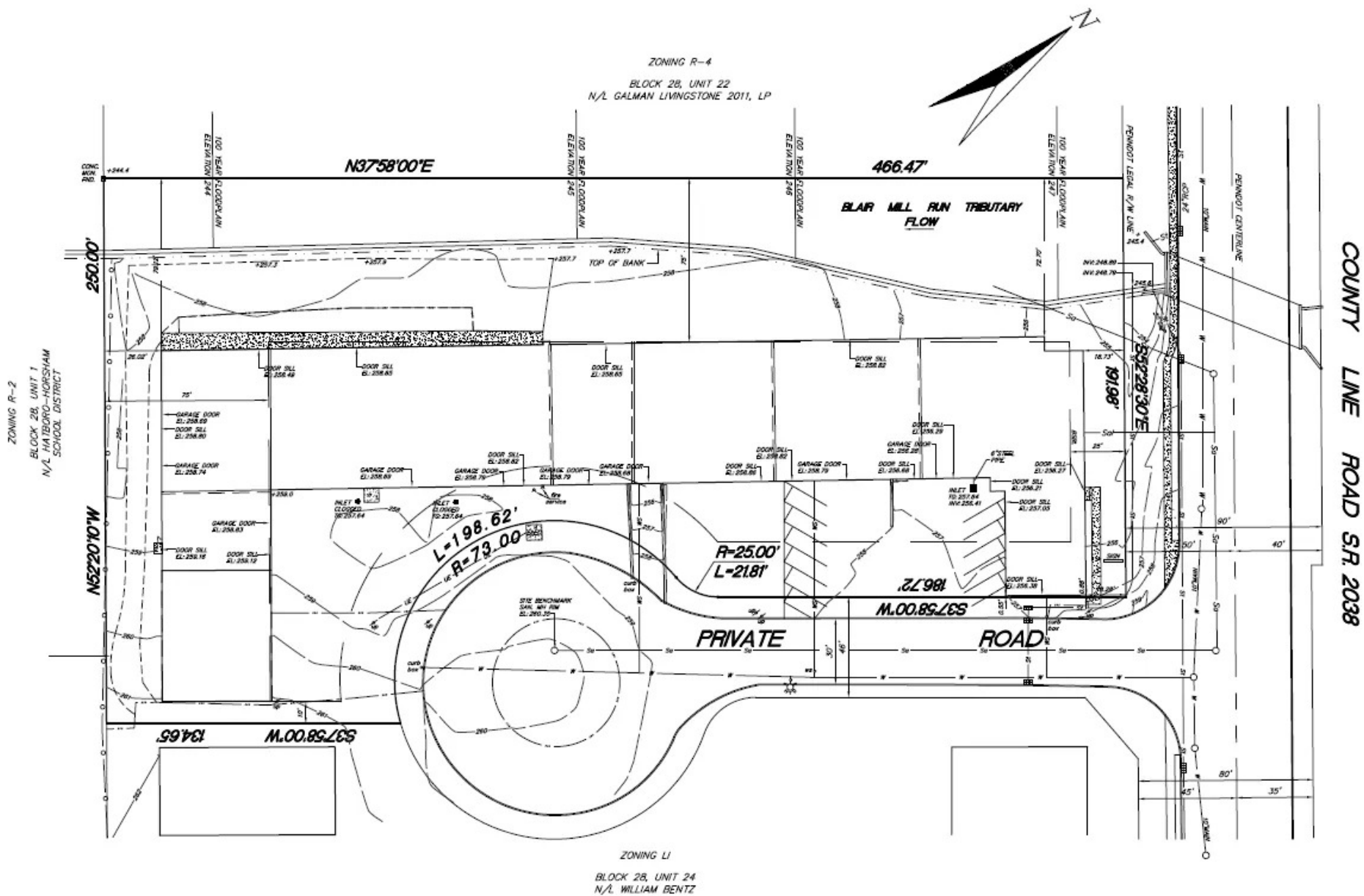
LOCATION MAP



PARCEL MAP



SITE PLANS



An aerial photograph of an industrial area. A large, L-shaped industrial building with a grey roof is highlighted with an orange border. To the left of this building is a large parking lot filled with many cars. Further left, there are more industrial buildings and a railway line. To the right of the highlighted building, there are several smaller, long industrial buildings with dark roofs, also with parking lots. The background shows a dense line of trees and a clear blue sky with some clouds.

SECTION 3 The Zoning

COUNTY LINE RD | 29,457 VPD

Part 14
LI LIMITED INDUSTRIAL DISTRICT

§ 27-1401. Declaration of Legislative Intent. [Ord. 761, 8/26/1985, § 1400]

In expansion of the "Declaration of Legislative Intent" contained in § 27-103 and the "Community Development Objectives" contained in § 27-105 of this chapter, it is hereby declared to be the intent of the LI Limited Industrial District to provide for a variety of nonpolluting and smaller scale industrial, research, and development, and office facilities within the Borough of Hatboro.

§ 27-1402. Use Regulations. [Ord. 761, 8/26/1985, § 1401; as amended by Ord. 1011, 5/21/2012; and by Ord. 1012, 7/9/2012]

1. The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings or premises for the following uses and no other, to be conducted wholly within a completely enclosed building or in court enclosed on all sides by buildings, except for billboards and other permitted signs, on-site parking and loading incidental thereto, and where approved by the Zoning Hearing Board, public utility facilities not normally enclosed within a building:
 - A. The manufacture, compounding, processing, packaging, or treatment of such products as candy, drugs, pharmaceuticals, cosmetics, and food products; provided, however, that the following uses shall not be permitted:
 - (1) Manufacture of sauerkraut, vinegar, or yeast.
 - (2) Refining of oils or rendering of fats, bones, or oils.
 - (3) Roasting of coffee, spices, or soybeans.
 - (4) Milling of flour.
 - (5) Drying, smoking, pickling, preserving, or curing of meats or fish.
 - B. The manufacture, compounding, assembly, or treatment of articles of merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, rope, cord and twine, plastics, natural and synthetic rubber, feathers, felt, fiber, plaster, metals, precious or semi-precious stone, shell, tobacco, textiles, wood (excluding planing mill), yarns.
 - C. The manufacture of ceramic products, using only previously pulverized clay.
 - D. Printing, publishing, lithographing, binding, and kindred arts.
 - E. Central heating plant.
 - F. Offices and office record storage.
 - G. Electric transforming, substations, rail freight stations, or other necessary public service and public transportation uses.

- H. Parking garage for pleasure or commercial vehicles.
- I. Manufacture of musical instruments, toys, novelties, and metal stampings.
- J. Storage buildings and warehouses.
- K. Manufacture and assembly of electrical or electronic devices, home, commercial, and industrial appliances and instruments, including the manufacture of accessory parts or assemblies.
- L. Laboratories: experimental, manufacturing, and research, excluding laboratories using animals.
- M. Manufacture of paper or cardboard boxes, containers, and novelties from previously prepared paper or cardboard.
- N. Cinema, radio, radar, and television production.
- O. The above uses are permitted only when meeting the following conditions:
 - (1) No individual load capacity of a production kiln shall exceed 200 cubic feet.
 - (2) No blast or reverberatory furnaces or foundries are used.
 - (3) No punch or stamping presses are used until the type, size, and use is first approved, authorized, and permitted as a special exception by the Zoning Hearing Board.
 - (4) No drop hammers are used.
- P. Billboards and other permitted signs, subject to the requirements set forth in Part 19. The requirements set forth in Part 19 shall take precedence over the requirements set forth in § 27-1406, § 27-1407 and § 27-1408 if there is a conflict.

§ 27-1403. Outdoor Storage and Waste Disposal. [Ord. 761, 8/26/1985, § 1402]

- 1. All outdoor storage facilities, raw materials, products, and fuel stored outdoors shall be enclosed by a fence adequate to conceal these items from any adjacent properties.
- 2. No materials or wastes shall be deposited upon a lot in such form or manner that they could be transferred off the lot by natural causes or forces.
- 3. The following items shall be stored outdoors only in closed containers:
 - A. All materials or wastes which could cause fumes or dust, or which are a fire hazard.
 - B. All materials which are edible or otherwise attractive to birds, animals, or insects.

§ 27-1404. Electric, Diesel, Gas, or Other Power. [Ord. 761, 8/26/1985, § 1403]

Every use requiring power shall be operated that the facilities conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry; and shall be so constructed to be an integral part of the architectural features of the plant, or if visible for abutting

residential areas, shall be concealed by coniferous planting.

§ 27-1405. Industrial Waste and Sewage. [Ord. 761, 8/26/1985, § 1404]

No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste except as shall be approved by sanitary engineers or other qualified persons employed by the Borough of Hatboro at the expense of the owner of the premises. Where the sanitary sewers of the Upper Moreland-Hatboro Joint Sewer Authority are involved, approval of the Authority Board shall be required.

§ 27-1406. Area, Width, and Yard Regulations. [Ord. 761, 8/26/1985, § 1405]

1. Lot Area and Width. No individual lot shall be less than 20,000 square feet with a minimum width of 75 feet measured at the building line.
2. Front Yard. A front yard of not less than 25 feet, measured from the right-of-way line to the building foundation wall nearest to the right-of-way line. A front yard shall be that yard that extends from the right-of-way line to the nearest wall of the principal building. **[Amended by Ord. 1015, 1/28/2013]**
3. Rear Yard. A rear yard of not less than 25 feet measured from the building foundation wall at the nearest point to the rear property line, subject to the exceptions set forth in § 27-1408 and except where a lot abuts railroad trackage. A rear yard is that yard directly opposite the front yard.
4. Side Yards. No building or structure shall be erected nearer than 10 feet to any side property line measured from the nearest foundation wall to the property line, subject to the exceptions hereinafter set forth in § 27-1408.
5. Building Coverage. Not more than 75% of the total lot area may be occupied by buildings.

§ 27-1407. Exceptions for Side and Rear Yards. [Ord. 761, 8/26/1985, § 1406]

1. In no case shall any building or structure be erected closer than 75 feet to any residential district. The area within 25 feet of the property line shall be a buffer area consisting of well-maintained lawns, evergreens, and suitable tree and shrub plantings.
 - A. Where a railroad separates a residential district from an LI Limited Industrial District, the required yard area parallel to such railroad shall be not less than 25 feet and this area may be used for parking.
 - B. In the case of corner lots, the required distance between the right-of-way line and the building line as shown on the zoning plan shall be considered a side yard, and in the case where a lot is bounded on its side or rear by a permanent right-of-way not less than 15 feet wide, such right-of-way shall count as a part of the side or rear yard.

§ 27-1408. Height Restrictions. [Ord. 761, 8/26/1985, § 1407]

1. The maximum height of any building or structure erected or enlarged in this district shall be 45 feet, with the following exceptions:

- A. The height of any building or structure may be increased to a maximum of 60 feet, when approved by the Zoning Hearing Board.
- B. The height of any water tower, chimney, stacks, communications antennae, and transmission towers may be increased as warranted, with the approval of the Zoning Hearing Board, provided that for every foot of height in excess of 35 feet there shall be added one foot to each yard requirement.



SECTION 4

The Demographics



COUNTY LINE RD | 29,457 VPD

DEMOGRAPHICS MAP & REPORT

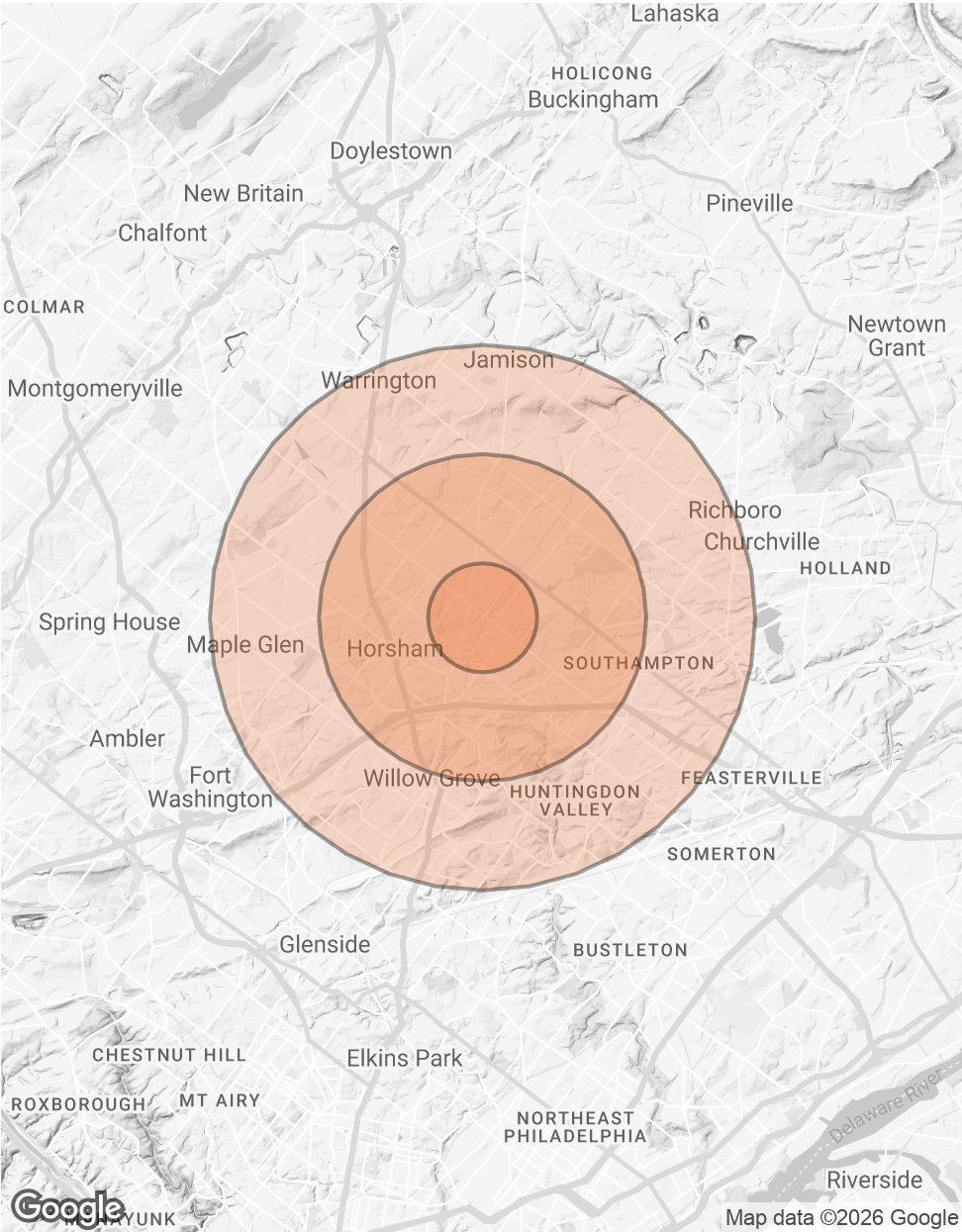
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,552	86,261	186,121
AVERAGE AGE	41	44	44
AVERAGE AGE (MALE)	40	43	42
AVERAGE AGE (FEMALE)	43	46	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,803	35,300	71,229
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$107,673	\$117,151	\$143,145
AVERAGE HOUSE VALUE	\$388,172	\$421,240	\$478,924

2020 American Community Survey (ACS)





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