

**MULTI-TENANT, USER/INVESTOR
OPPORTUNITY FOR SALE**

834 W. 3RD STREET

LANSDALE, PA 19446



15, 375 SF MULTI-TENANT, MANUFACTURING/STORAGE FACILITY

FEATURES TWO PARKING/STORAGE LOTS

CONTACT

ADAM LASHNER, SIOR

+1 215 396 2900 x102

adam.lashner@naimertz.com

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856.234.9600 | naimertz.com

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PROPERTY HIGHLIGHTS

- Building Size: 15,375 +/- SF. Comprised of a two-story building totaling 2,375 +/- SF and 13,000 SF +/- shop area.
- Currently fully occupied, with flexible/short term leases (four tenants plus owner.) Owner's masonry contracting business will vacate their units as well as the two-story building upon a sale. One tenant in process of vacating.
- Lot Size: 1.41 +/- acres
- Parking/Outside Storage: Ample. Includes a fenced .48 acre, fenced storage lot. Surface is partially concrete and gravel. Additionally a smaller lot that is partially stone and grass.
- Year Built: 1945
- Loading: Five drive-in doors at grade total: One 12'x12' wide; one 12'x10' wide; one 9.5'x12' wide, one 11'2"x8'9" wide; one 8'x8'
- Construction: Walls- Stucco over masonry block. Two-story building is brick with partial metal panel along a portion.
- Structure- Masonry block with steel columns and trusses
- Floor- Concrete
- Roof- Asphalt shingles over corrugated metal and (believed to be) over wood for two-story building.
- Power: Multiple panels; single-phase and 200 amps, three-phase service
- HVAC: Shop areas: Heated via suspended units; partially natural gas and propane-fired. Two-story building: Heated & cooled via a natural-gas fired, combination unit.
- Office Area: Shop: 680 SF +/- (three offices), Two-story building: 2,375 +/- SF, First Floor: 1,215 SF +/-
- 2nd Floor: 1,160 SF +/-: Currently being occupied as a residence (with a fully equipped kitchen).
- Ceiling Height: Varies per section: 30' to peak; 28' to truss; 11'9" @ eaves to steel; 22'8" at center; 11'7" to truss; 22'2" @ center
- Column Spacing: Varies per section: 21'x37'; 21'x27'; 13'x18'; 13'x95.5'; 45'x27' (all dimensions are approximate)
- Cranes: Two 1.5 ton hoists (optionally available) in one section
- Lighting: Fluorescent fixtures
- Water/Sewer: Municipal
- Restrooms: Three total; one in shop area with one toilet, one utility sink; two in two-story building each with one toilet, one sink and a shower
- Zoning: RC - Residential Class C. Current tenants operate nonconforming manufacturing, contracting and storage businesses, in addition to the residential tenant in the two-story building.
- Real Estate Taxes: \$9,167 (2026)
- Parcel ID#: 11-00-16692-00-1
- Miscellaneous: 1.5 ton hoists (optionally available).
- Mezzanine storage area in shop.

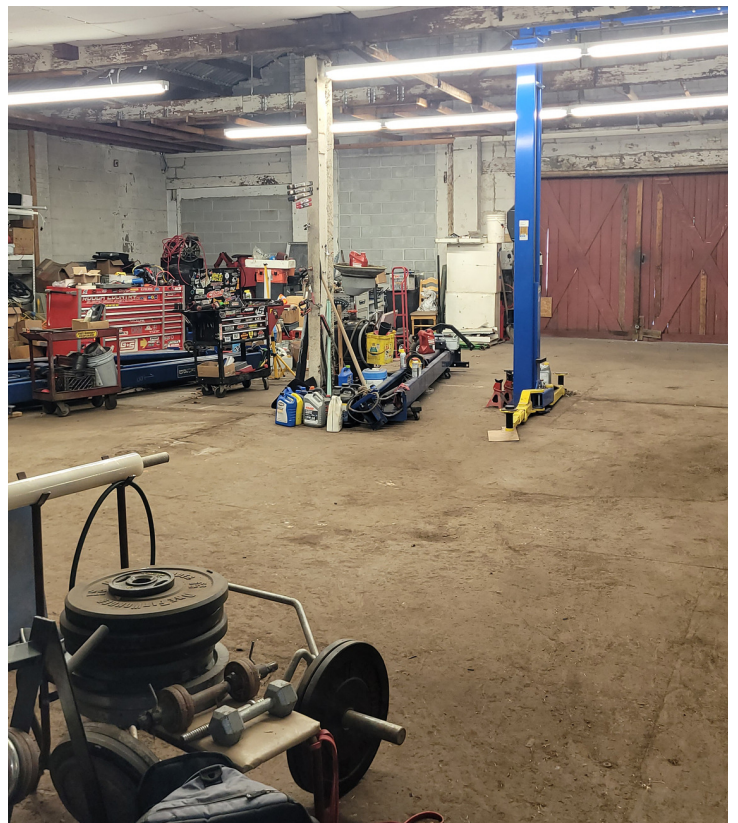


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ADDITIONAL PHOTOS

834 W. 3RD STREET LANSDALE, PA



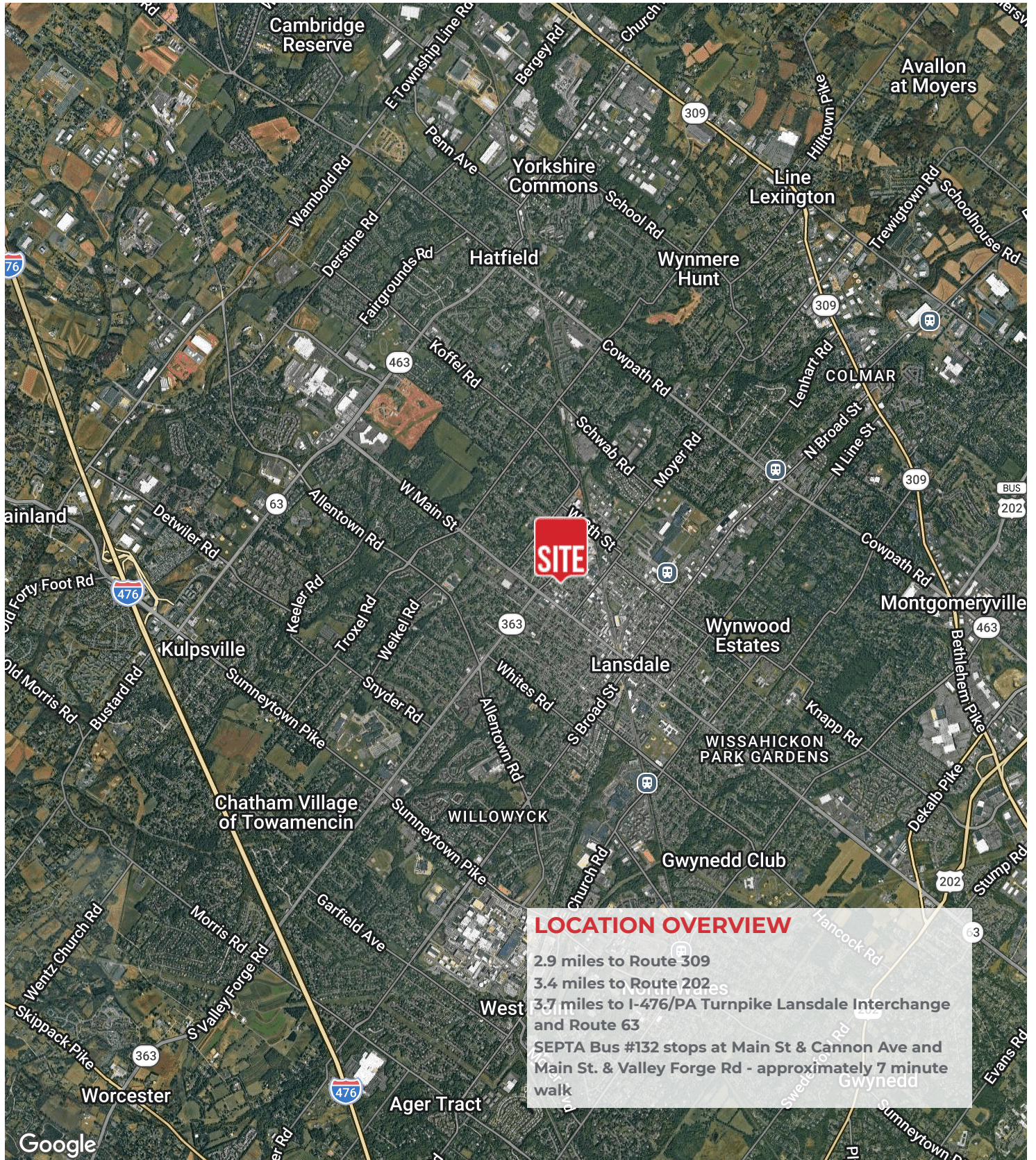
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LOCATION MAP

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