

EXCLUSIVE SALE

1000

Conshohocken Road

HEAVY INDUSTRIAL
WAREHOUSE • OFFICE

±20,040 SF • ±11,194 SF

±5.05 ACRES

EXECUTIVE SUMMARY

1000 Conshohocken Road

Institutional-quality industrial outdoor storage with credit tenancy and mark to market upside + Class A office building

±31,234

TOTAL SF · TWO BUILDINGS

±5.05

ACRES

PREMIER IOS ASSET

±31,234 SF across two buildings on ±5.05 acres, built in 2008 and held in excellent condition. Substantial fenced and improved yard.

HEAVY INDUSTRIAL ZONING

HI zoning permits outdoor storage and a broad range of industrial uses - a scarce, difficult to replicate entitlement in the Conshohocken submarket.

CREDIT TENANCY BELOW MARKET

United Rentals (NYSE: URI) leases the industrial building and yard on a NNN basis at rents below market.

FUTURE CORPORATE HQ OPPORTUNITY

Unique site plan suited for a corporate headquarters with an operational service facility. Perfect for large scale construction, fleet management, truck or auto servicing businesses, etc.

THE SUBJECT

1000 Conshohocken Road

Plymouth Township, Montgomery County, PA

LAND AREA	±5.05 AC	PARCEL ID	49-00-02742-206
BUILDINGS	Two (2)	BLDG A	11,194 SF
MUNICIPALITY	Plymouth Twp.	BLDG B	20,040 SF
COUNTY	Montgomery	TOTAL RBA	±31,234 SF
SUBMARKET	Conshohocken	CLEAR HEIGHT	24' (Bldg B)
ZONING	HI — Heavy Ind.	DRIVE-INS	9
YEAR BUILT	2008	DOCKS	None
TENANCY	Multi-tenant	POWER	300a, 400a / 480v
BUILDING FAR	0.135	PARKING	±60 surface

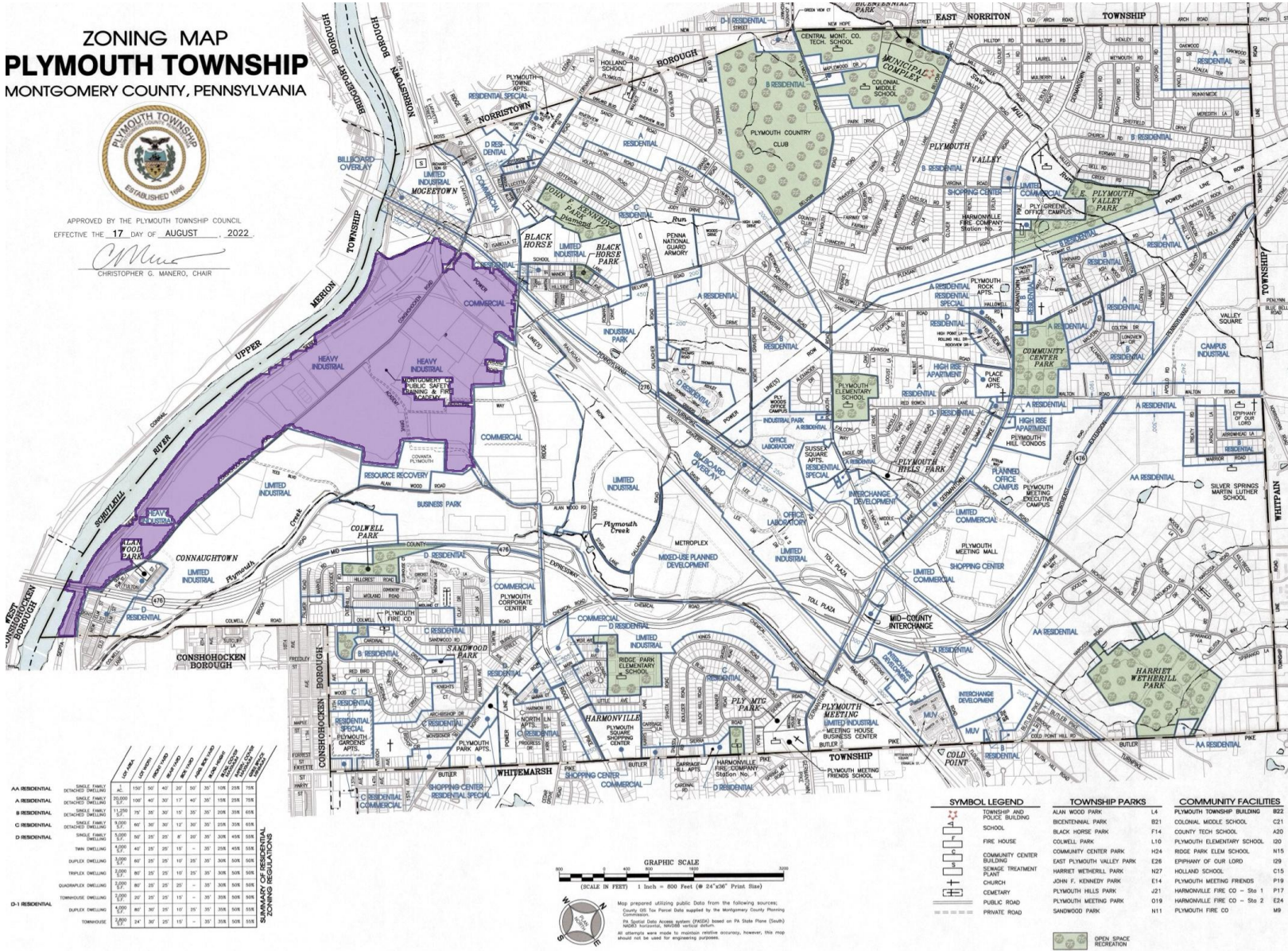


ZONING

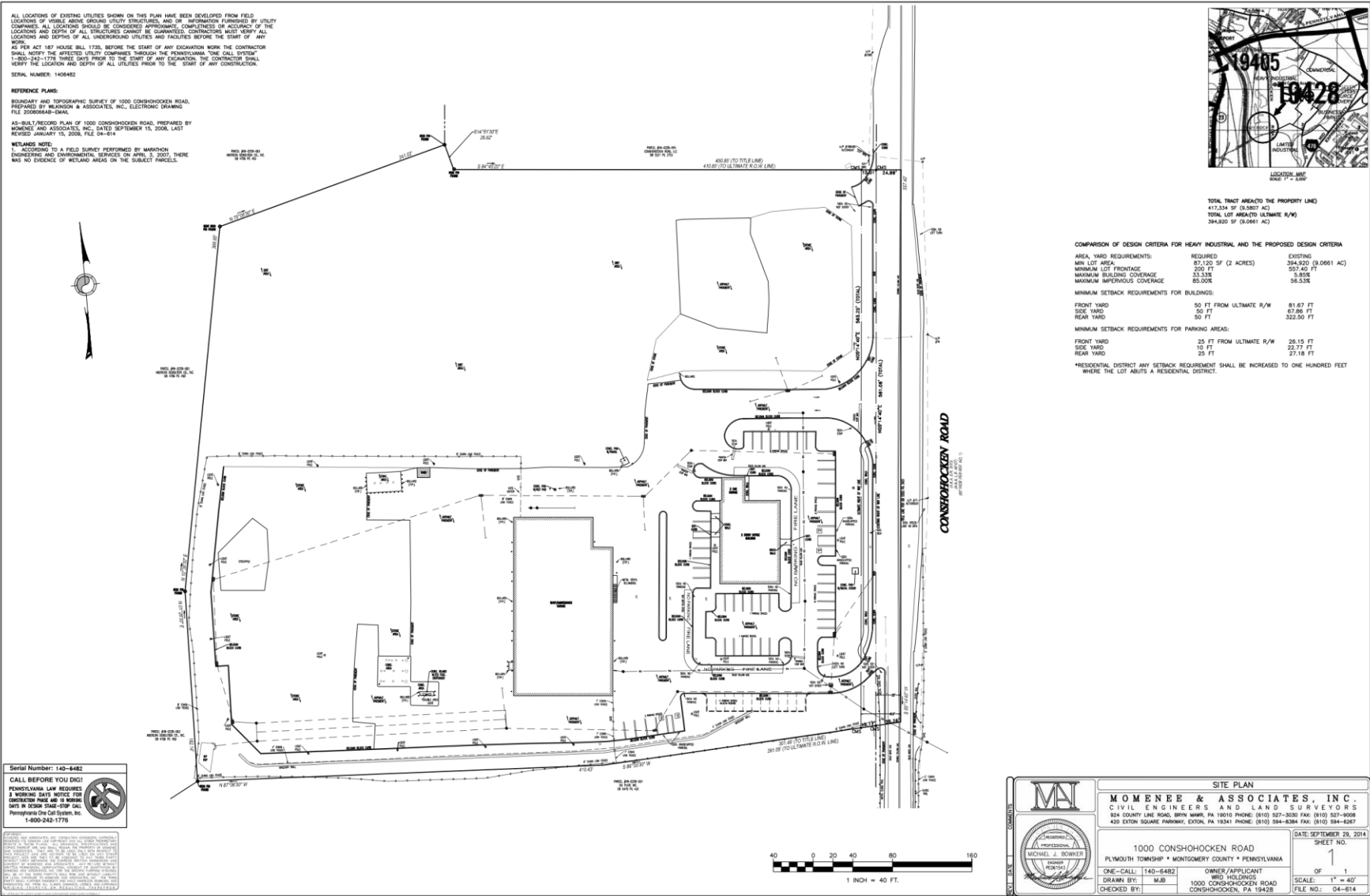
HI — Heavy Industrial

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

PLYMOUTH TOWNSHIP ZONING MAP — SUBJECT SITE

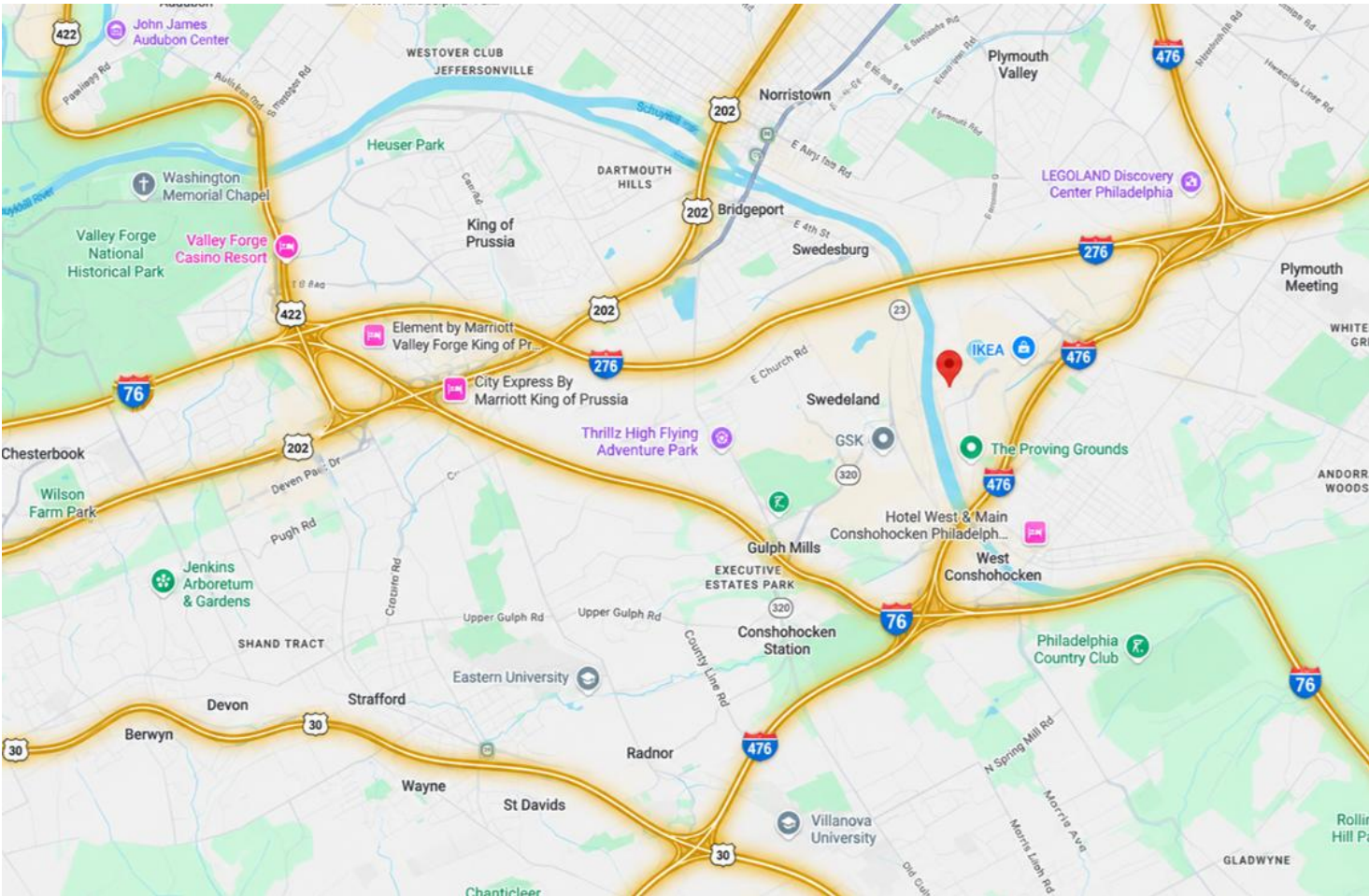


SITE PLAN



LOCATION & ACCESS

Immediate Access to I-476, I-76 & PA Turnpike



HIGHWAY & TRANSIT ACCESS

I-476 — Blue Route 0.5 mi • 2 min

Exit 16A / Matsonford Road

I-76 — Schuylkill Expwy 1.0 mi • 3 min

Direct route east to Philadelphia

I-276 — PA Turnpike 4.5 mi • 8 min*

Mid-County, Plymouth Meeting

US 202 / King of Prussia 6 mi • 12 min

Regional office & retail hub

Center City Philadelphia 13 mi • 20 min

Via I-76 East

PHL International Airport 21 mi • 26 min

Via I-476 South & I-95

***LAFAYETTE STREET INTERCHANGE**

A new full interchange on the PA Turnpike at Milepost 331.6 in Plymouth Township, the Lafayette Street Interchange, is scheduled to be completed by 2030.

Its new on- and off-ramps, between the existing Valley Forge and Norristown interchanges, give Turnpike traffic a direct route to Norristown and Conshohocken. **The new on/off ramp will be .9 miles (2 mins) from 1000 Conshohocken Rd.**

Population & Households by Radius

37.4

39.1

40.8



SOURCE: COSTAR • 2025 ESTIMATES • RADII DRAWN TO SCALE

PROPERTY PHOTOS

Aerial & Surroundings



PROPERTY PHOTOS

Aerial & Surroundings



PROPERTY PHOTOS

Service Building



PROPERTY PHOTOS

Office Building



PROPERTY PHOTOS

Service Building Interior



PROPERTY PHOTOS

Service Building Interior



PROPERTY PHOTOS

Service Building Interior and Wash Bay



PROPERTY PHOTOS

Office Interior



PROPERTY PHOTOS

Office Interior



PROPERTY PHOTOS

Office Interior



C O N T A C T

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ALTERNATIVE INVESTMENT PARTNERS INDUSTRIAL

1000 Conshohocken Road · Plymouth Township, Montgomery County, Pennsylvania

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