

B R I D G E

COMMERCIAL REAL ESTATE GROUP



— AVAILABLE FOR LEASE · MULTI-TENANT FLEX BUILDING —

4110 Butler Pike

Plymouth Meeting, Pennsylvania

AVAILABLE

10,495 SF

CLEAR HEIGHT

22 FT

HIGHWAY ACCESS

< 1 MI to 476 & 276

Property Highlights

4110 BUTLER PIKE · PLYMOUTH MEETING, PA

AVAILABLE SF	10,495 SF
CEILING HEIGHTS	Approximately 22' clear
LOADING	2 dock-high doors, approx. 10'-0" × 8'-9"
WAREHOUSE SPACE	Conditioned with HVAC

FIRE PROTECTION	Sprinklered
ZONING	LI – Limited Industrial
HIGHWAY ACCESS	Less than 1 mile from Routes 476 & 276
PARKING RATIO	Approximately 3.75 / 1,000 SF

RECENT IMPROVEMENTS

- ◆ New LED high-bay lighting throughout the warehouse
- ◆ Warehouse flooring polished and sealed concrete slab
- ◆ Freshly painted warehouse walls and exposed ceiling deck
- ◆ Clear-span, column-free layout to the dock wall



WAREHOUSE — IMPROVED



REAR ELEVATION — DOCK-HIGH LOADING

Floor Plan

SUITE PLAN · 10,495 SF



FOR MORE INFORMATION

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All information furnished regarding property for lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Dimensions are approximate and subject to verification.

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