



**MARKWARD
GROUP**

FOR SALE OR LEASE

**±40,000 SF | 2.28 Acres
INDUSTRIAL**



**200 Commerce Dr
Montgomeryville, PA 18936**

Features

- Available immediately
- 40,000 SF facility
- 2.28 acre property
- Heavy power on-site
- Mostly air conditioned warehouse
- Strategic location to major regional arteries

Location

- 0.6 mi from Rt 309
- 1 mi from Rt 202

Zoning

- Limited Industrial (LI) District - Montgomery Township
- See final page for property uses

Sale Price | Lease Rate

- Call for details

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SIOR



MARKWARD GROUP

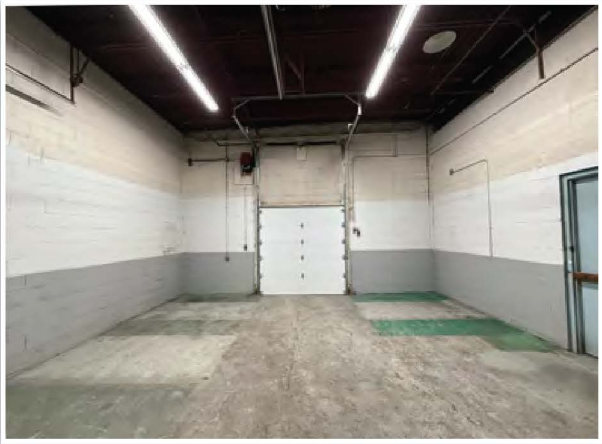
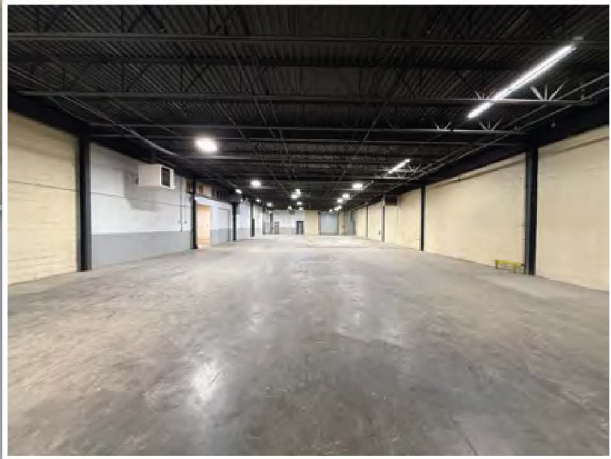
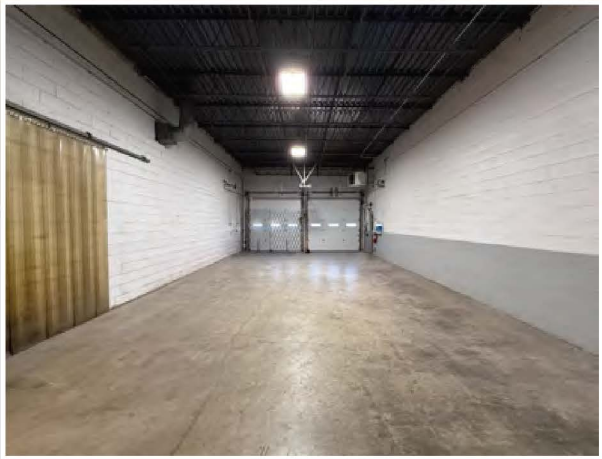
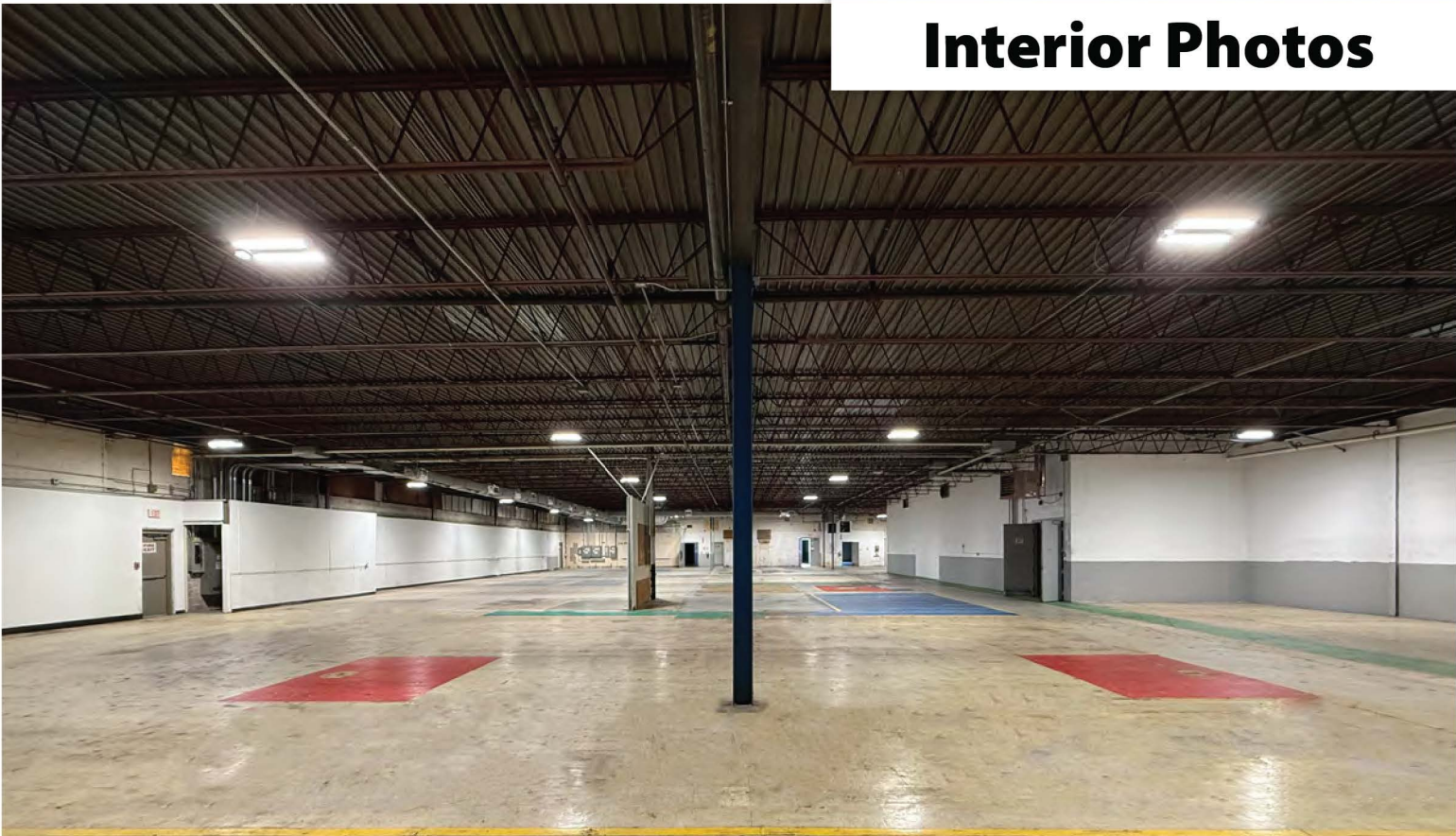
Property Fact Sheet



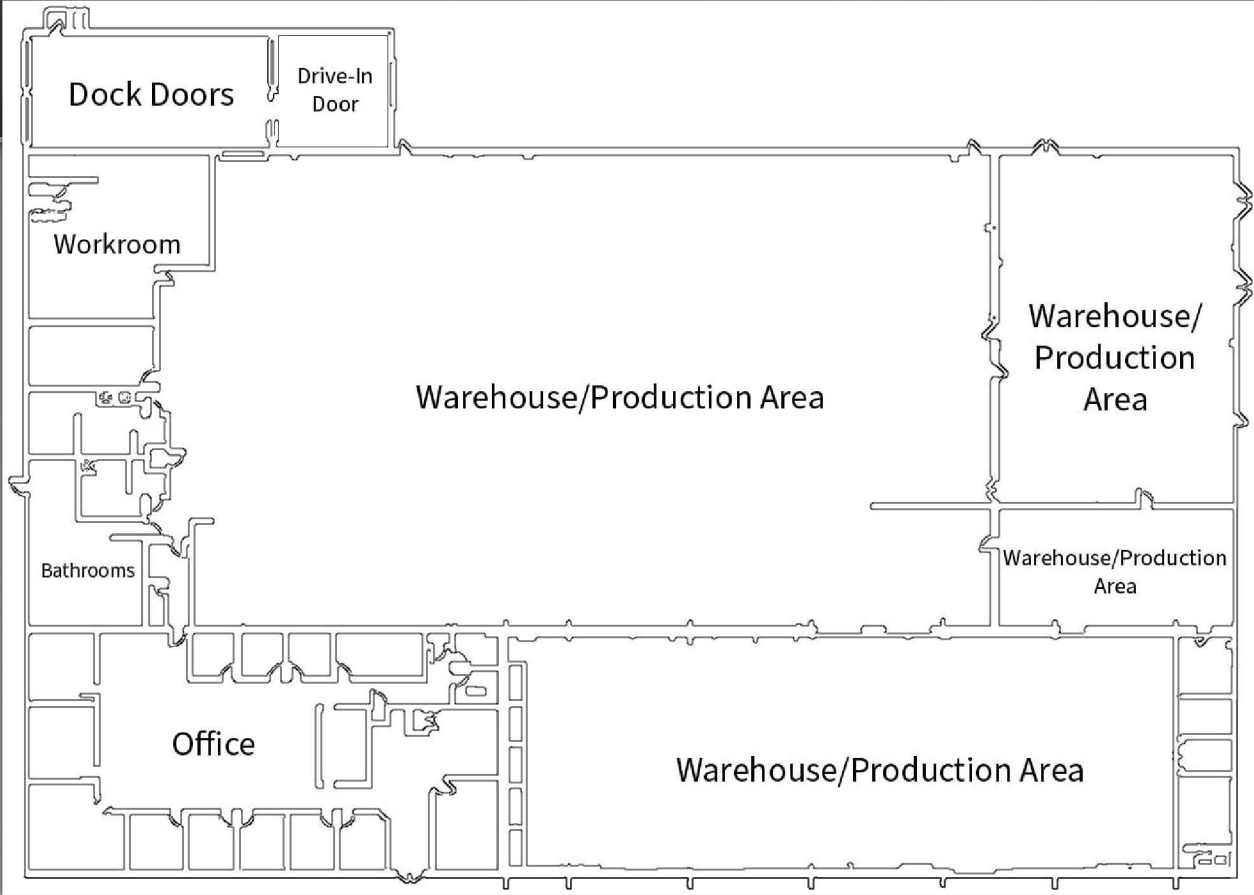
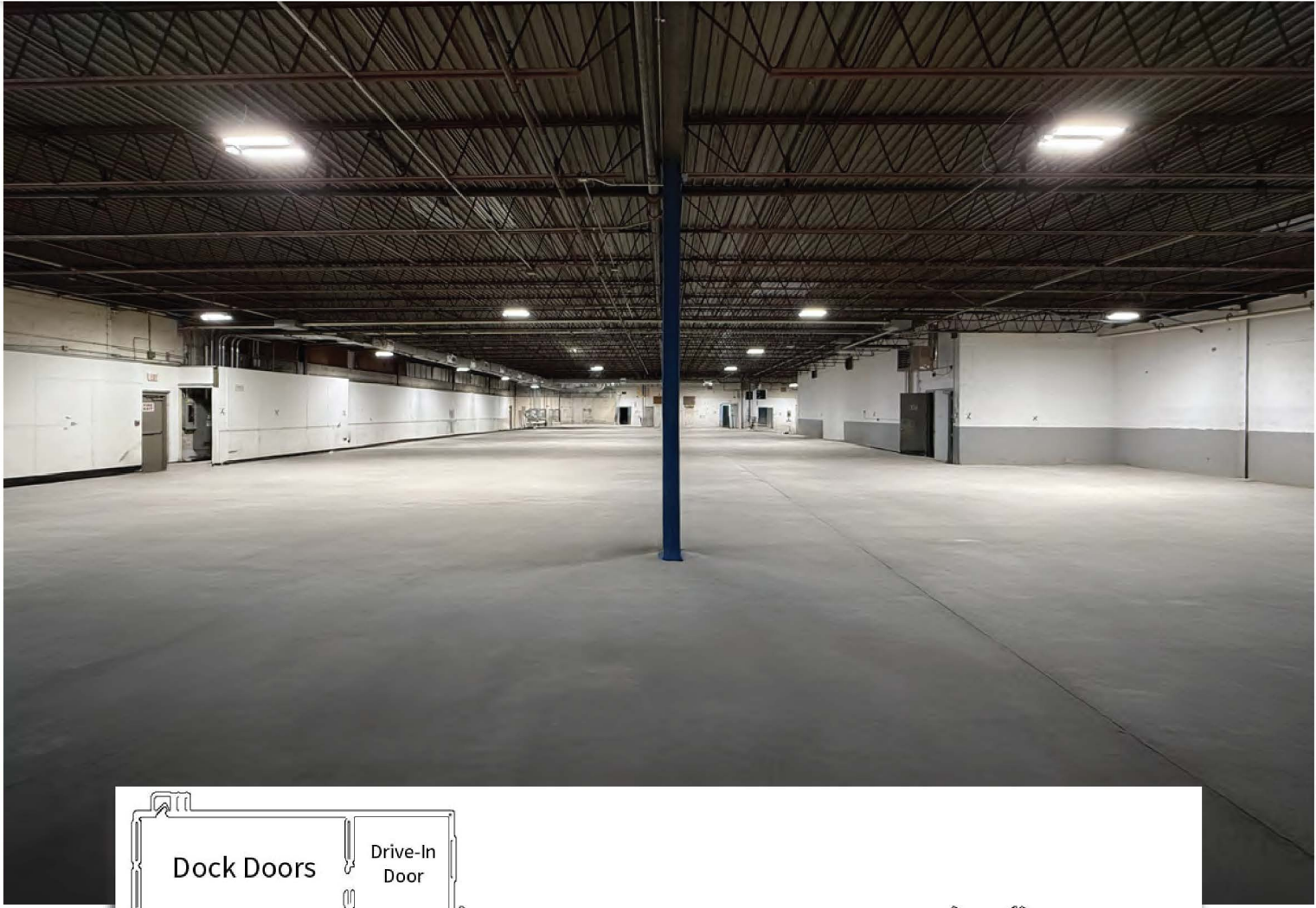
Address	200 Commerce Drive, Montgomeryville, PA 18936
Lot Size	2.28 Acres
Building Size	40,000 SF
Zoning	Limited Industrial (LI) – Montgomery Township
Power Capabilities	(2) 800A @ Three Phase 120/208V (1) 1200A @ Three Phase 480V
HVAC	Office: Fully Air Conditioned Warehouse: Mostly Air Conditioned
Clear Height	14'8"
Roof	Age: 2019 Install – Carlisle Roof (20-Year Warranty)
Flooring	Poured Reinforced Concrete
Sprinkler	Fully Sprinklered Throughout (100% Wet System)
Dock Doors	(2) 10'x10' Dock Doors (1 with Pit Leveler) (1) 12'x10' Delivery Truck Height Door (1) 8'x8' Drive-In Door
Parking	On-site parking for approximately 40 vehicles



Interior Photos



Re-Imagined Space & Existing Floor Plan



Montgomery Township Zoning Uses

Section: § 230-103 Use regulations

Source: <https://ecode360.com/11517230#11517235>

Permitted Uses:

(1) Any limited industrial use, including and restricted to:

- a) **Scientific research laboratory**
- b) **Engineering center**
- c) **Administration (office building)**
- d) **Manufacturing**
- e) **Fabricating**
- f) **Assembling**
- g) **Processing**
- h) **Warehousing**
- i) **Storage**

(2) Trade or professional school.

(3) Such **wireless telecommunications facilities** as permitted by right, special exception or conditional use, depending on the type of facility

(4) **Grower/processor facility**

Conditional Uses:

(1) **Family day-care home, group day-care home and day-care center**

(2) **Indoor athletic facilities**, including but not limited to courts, fitness centers, batting cages, golf driving ranges, bowling alleys, tracks, skating rinks, swimming pools and health clubs

