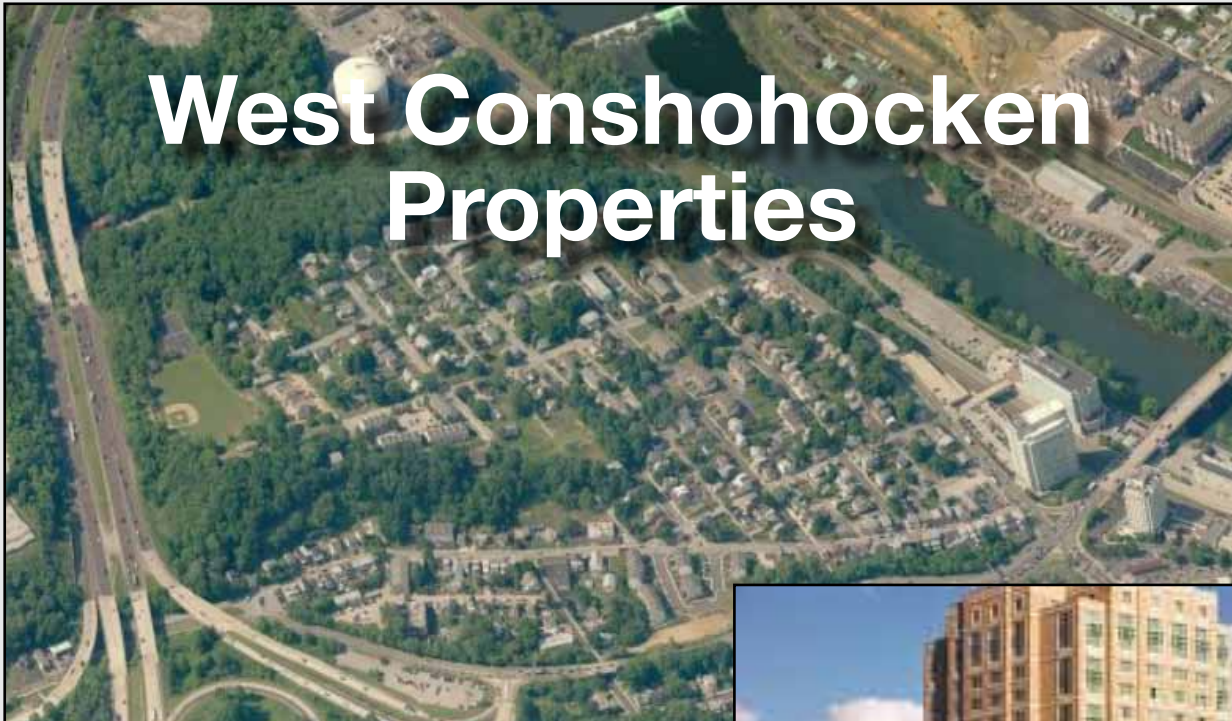


West Conshohocken Properties



NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

Paul E. Wolfson, Vice President

610-989-0300

pwolfson@geisrealty.com

www.geisrealty.com/properties/west_conshohocken

West Conshohocken Properties

Properties Overview

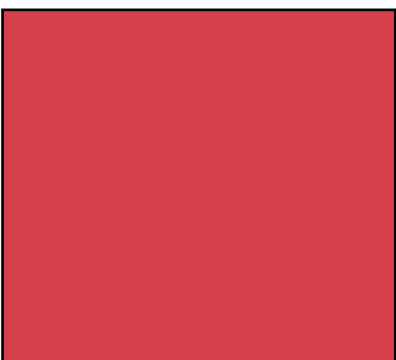


Properties Overview

West Conshohocken is a well-established borough located in the heart of Montgomery County, Pennsylvania. It is a lively community with a very successful mix of residential and commercial uses with an emphasis on livable neighborhoods with passive and active recreation opportunities and a wonderful place to live, work, and play.

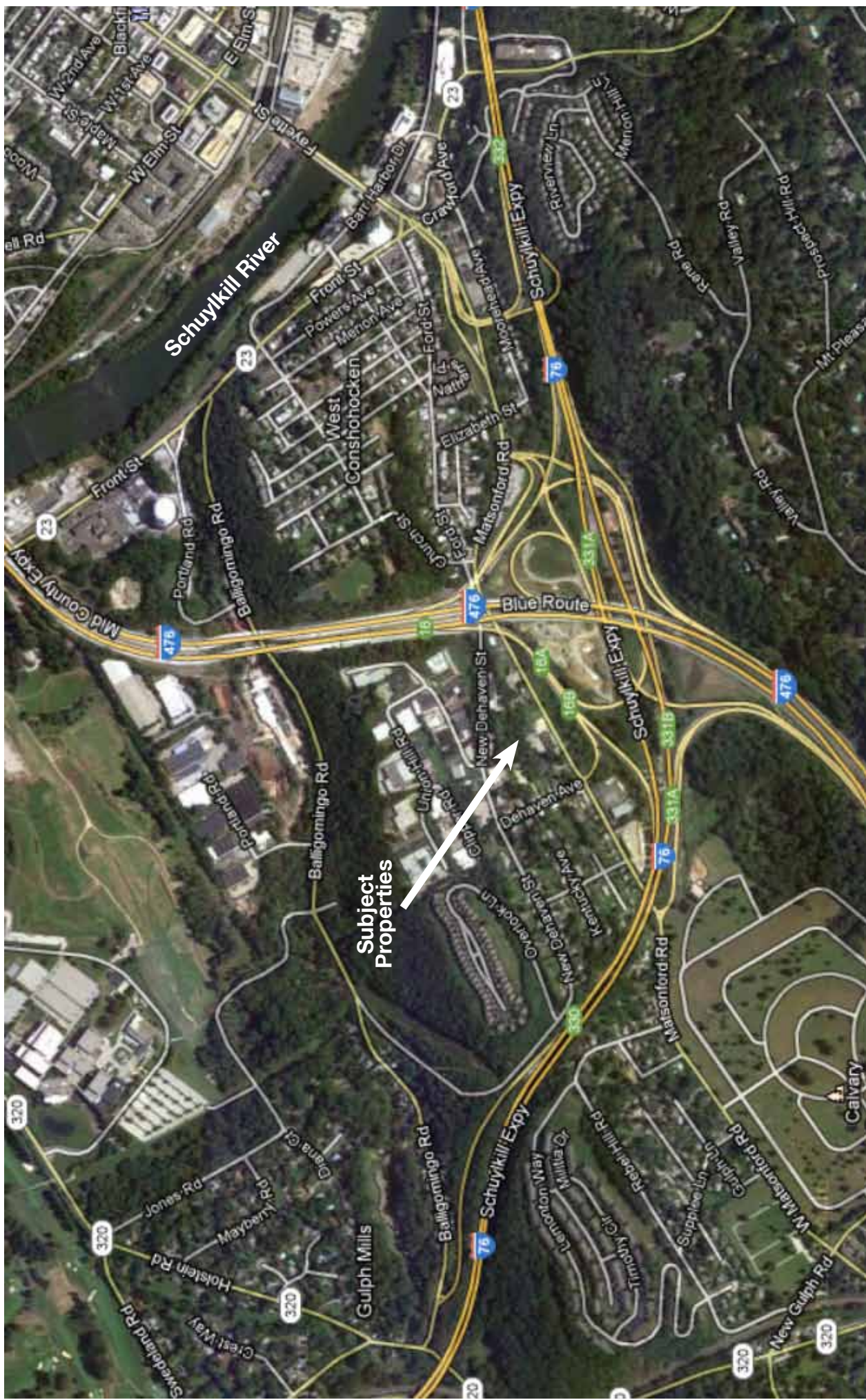
The seven (7) subject properties conveniently sit close to I - 76 (the Schuylkill Expressway) and the I - 476 (The Blue Route) Conshohocken exit ramp at Dehaven Avenue & Matsonford Road. This incredible access is further complemented well with great visibility. One of the parcels is located with access off of Dehaven Avenue with incredible views overlooking the valley. Five (5) out of the seven (7) parcels are currently zoned LI (Limited Industrial) while two (2) of the parcels are zoned R-1 (Residential District). Adjacent to the LI (Limited Industrial) parcels the zoning changes again to LC (Limited Commercial) zoning. Altogether, this entire site offers an impressive 425 feet of prime frontage and visibility on Matsonford Road.

With the incredible access to I-76 & I-476 at the “crossroads” of Conshohocken, great visibility and high daily traffic count, the West Conshohocken properties site should be of immense interest to a multitude of different users and be in great demand!



West Conshohocken Properties

Location Map



Aerial Map

Paul E. Wolfson
 Vice President
 pwolfson@geisrealty.com
 tel 610 989 0300
 www.geisrealty.com



A
 Matsonford Road
 Parcel No. 24-00-00872-00-4
 Lot Size: 30,000 SF (.689 Acre)
 Building Size: Vacant Land
 Zoning: LI-Limited Industrial
 Frontage: 0

C
 1046 Matsonford Road
 Parcel No. 24-00-00852-00-6
 Lot Size: 8,800 SF (.20 Acre)
 Building Size: 1,685 SF
 Zoning: R-1 Residential
 Frontage: 55 Feet

E
 1034 Matsonford Road
 Parcel No. 24-00-00860-00-7
 Lot Size: 9,600 SF (.22 Acre)
 Building Size: 1,413 SF
 Zoning: LI-Limited Industrial
 Frontage: 60 Feet

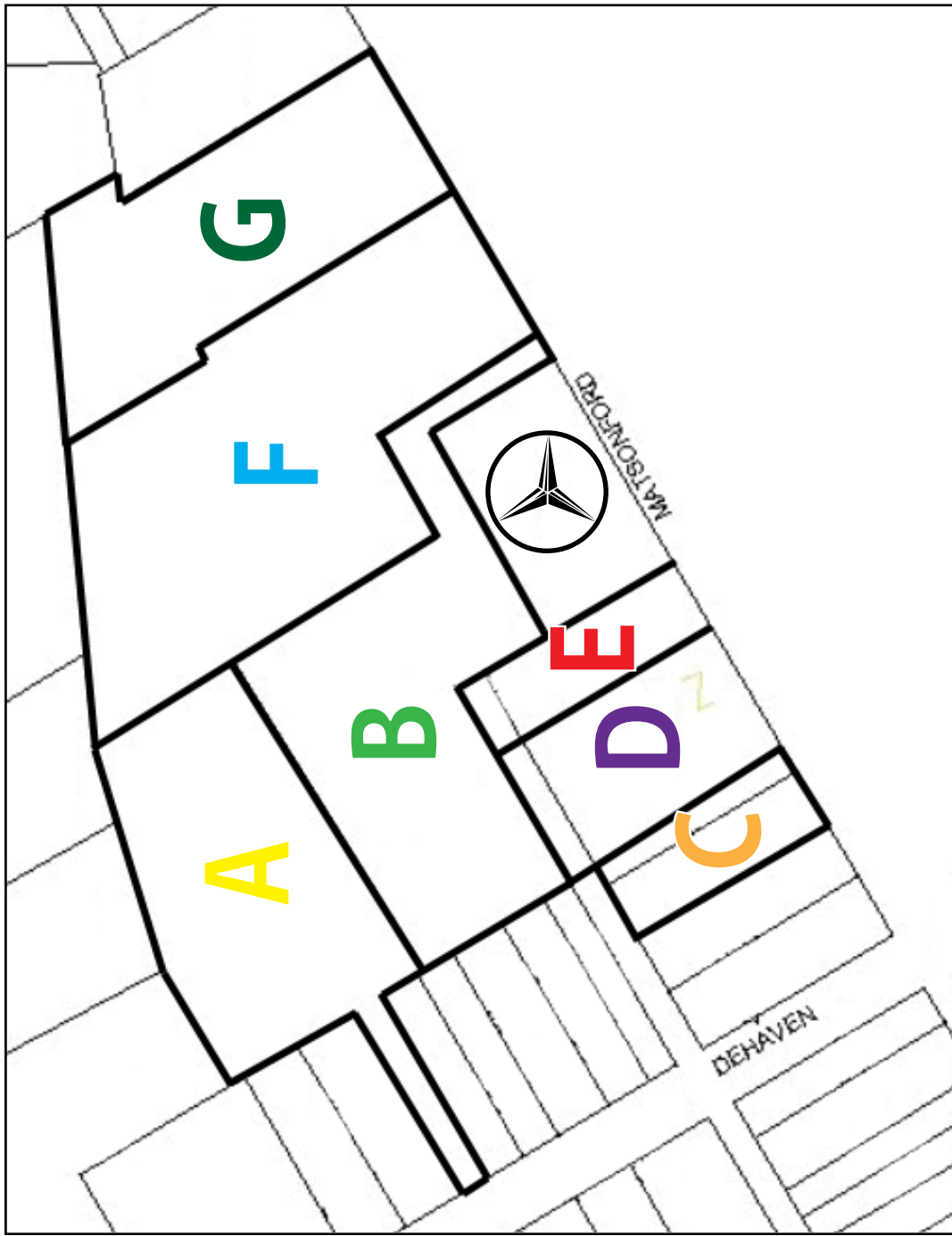
G
 1008 Matsonford Road
 Parcel No. 24-00-00880-00-5
 Lot Size: 29,600 SF (.68 Acre)
 Building Size: Vacant Land
 Zoning: LI-Limited Industrial
 Frontage: 120 Feet

B
 1020 Matsonford Road
 Parcel No. 24-00-00868-00-8
 Lot Size: 35,300 SF (.81 Acre)
 Building Size: 18,050 SF
 Zoning: LI-Limited Industrial
 Frontage: 0

D
 1042 Matsonford Road
 Parcel No. 24-00-00856-00-2
 Lot Size: 14,400 SF (.331 Acre)
 Building Size: 823 SF
 Zoning: R-1 Residential
 Frontage: 90 Feet

F
 1010 Matsonford Road
 Parcel No. 24-00-00876-00-9
 Lot Size: 1,267 Acres
 Building Size: 7,400 SF
 Zoning: LI-Limited Industrial
 Frontage: 100 Feet

Tax Parcel Map



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West Conshohocken Properties

Borough of West Conshohocken Zoning Map



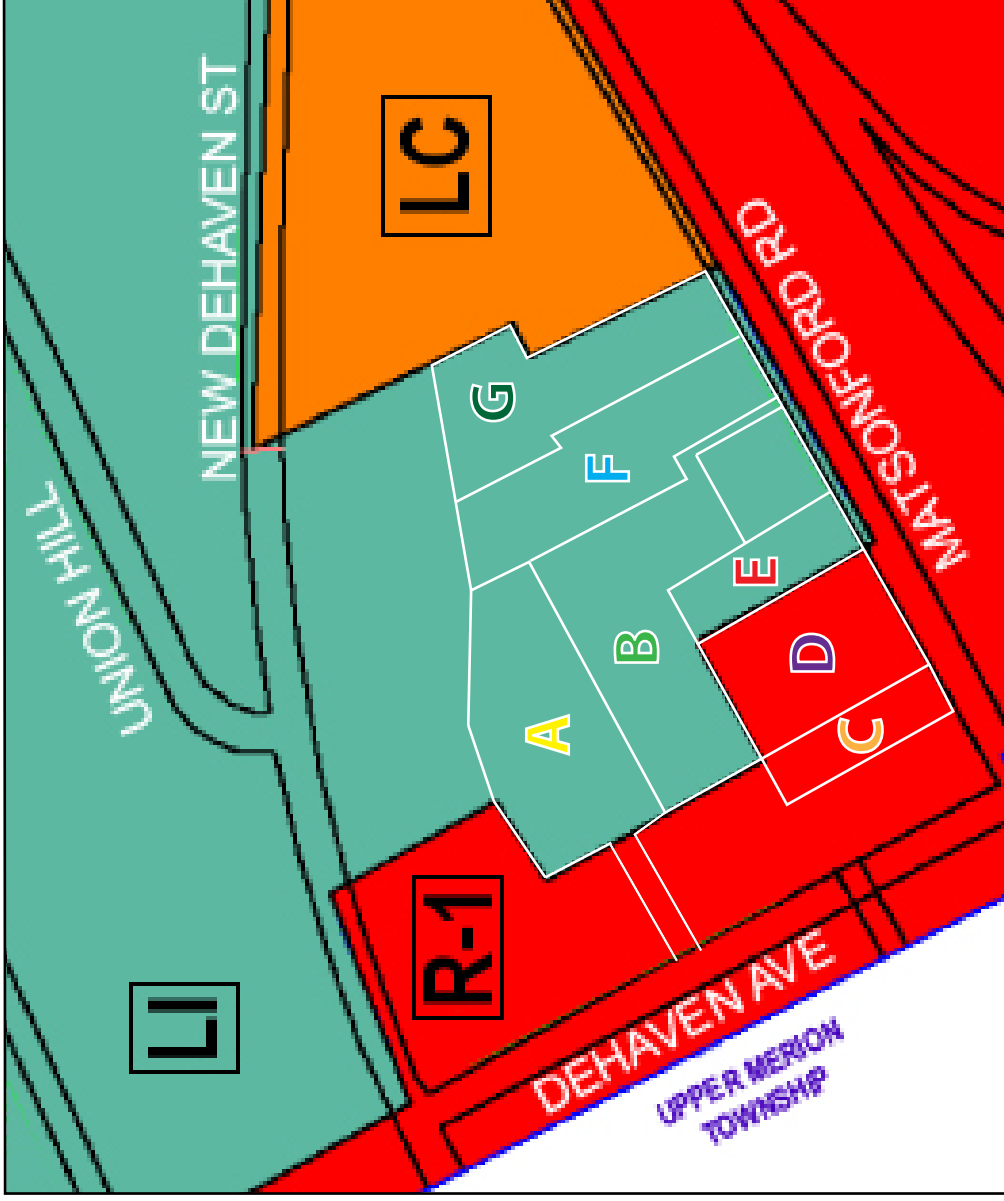
STREET MAP

Borough of West Conshohocken, Montgomery County, Pennsylvania

Zoning Map Prepared by Montgomery County Planning Commission, Adopted West Conshohocken Borough Council, March 1976, Revised July 10, 1984, Revised July 10, 1986

Prepared by Pennoni Associates Inc. UPDATED: MAY 6, 2009 Sketch 2-1

Zoning Map



Limited Industrial District



Residential District



Limited Commercial District

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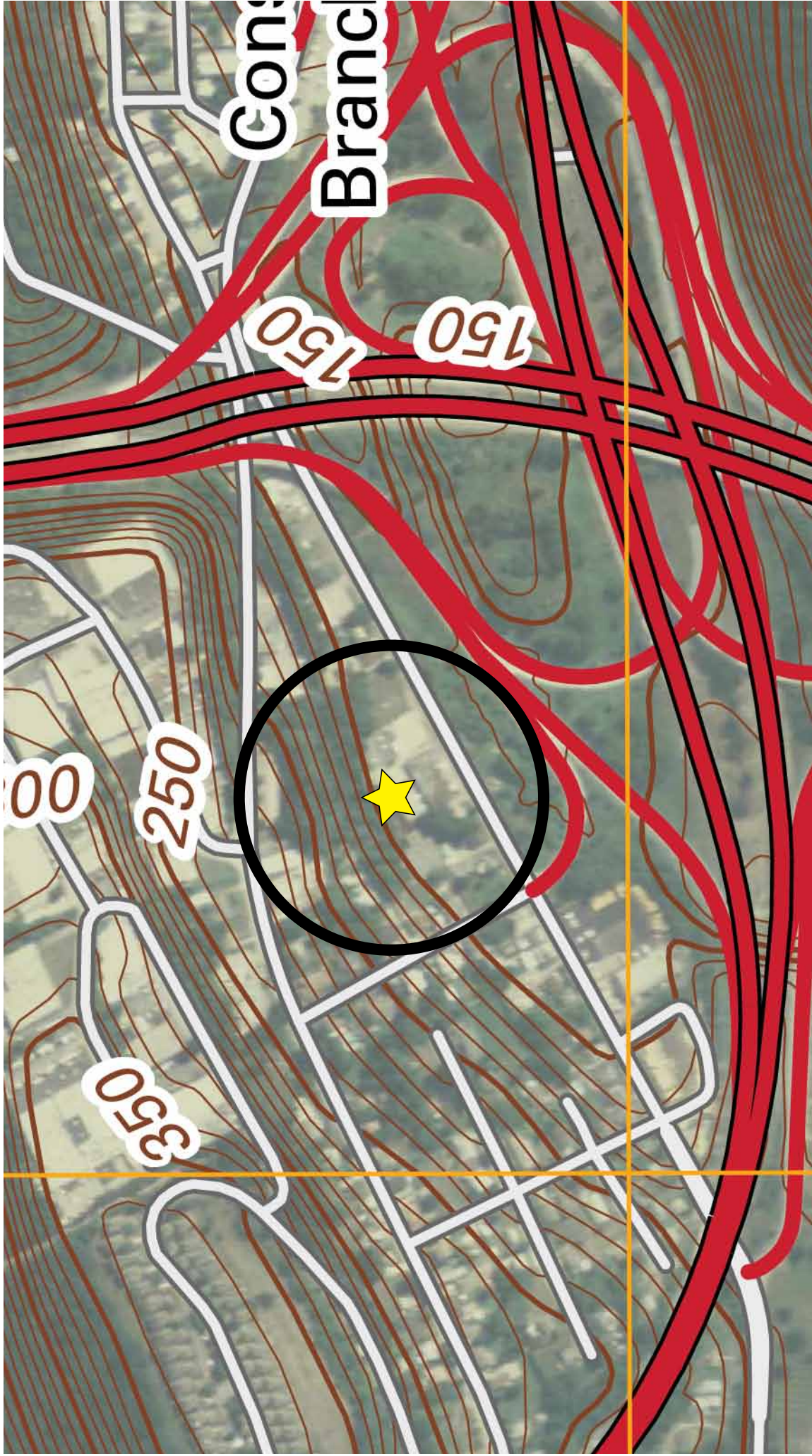
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1008 Matsonford Road
 Parcel No. 24-00-00880-00-5
 Lot Size: 29,600 SF (.68 Acre)
 Building Size: Vacant Land
 Zoning: LI-Limited Industrial
 Frontage: 120 Feet

West Conshohocken Properties Topography Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-meter grid: Universal Transverse Mercator, Zone 18 T
(south zone)

SCALE 1:24 000

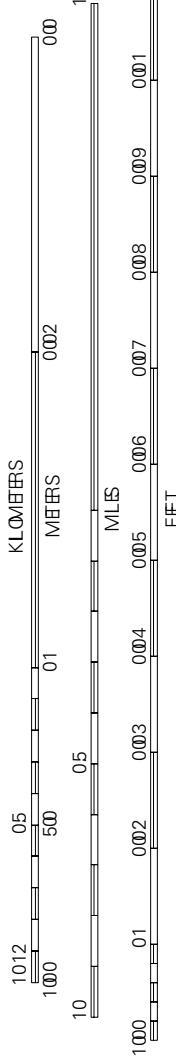


Image is not to scale.
For scaled image, please visit
<http://store.usgs.gov>

Imagery.....N.A.I.P., August 2008
Roads.....©2006-2010 Tele Atlas
Names.....GNIS, 2008
Hydrography.....National Hydrography Dataset, 2008
Contours.....National Elevation Dataset, 2002

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

Article XI. LI Limited Industrial District

§ 113-57. Use regulations.

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 a court enclosed on all sides by buildings, except for on-site parking and loading facilities incidental thereto and, when approved by the Zoning Hearing Board as a special exception, public utility facilities not normally enclosed within a building.

- A. The manufacture, compounding, processing, packaging or treatment of products such 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 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.
 - (6) Manufacture of beer or ale.
- 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 and natural and synthetic rubber, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plaster, metals, precious or semiprecious stones, shell, tobacco, textiles, wood (excluding planning mills) and yarns.
- C. The manufacture of ceramic products, using only previously pulverized clay.
- D. Printing, publishing, lithographing, binding and kindred arts.
- E. Incidental offices and office record storage.
- F. Manufacture of musical instruments, toys, novelties and metal stampings.
- G. Storage buildings and warehouses.
- H. Manufacture and assembly of electrical or electronic devices, home, commercial and industrial appliances and instruments, including the manufacture of accessory parts or assemblies.
- I. Laboratories: experimental, manufacturing and research.
- J. Manufacture of textiles or textile products, including spinning and weaving, but not including wool pulling or scouring, or jute or burlap processing or reconditioning or hosiery and knitting mills.

West Conshohocken Properties

LI Limited Industrial District (continued)

K. Manufacture of paper or cardboard, boxes, containers and novelties from previously prepared paper or cardboard.

L. The above uses are permitted only when meeting the following conditions:

- (1) No kiln is fired except by oil, gas or electricity, and no individual kiln capacity exceeds 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.

M. Adult entertainment uses are permitted in the Light Industrial District by conditional use pursuant to the provisions of § 113-33.2.

[Added 9-6-2000 by Ord. No. 00-8, approved 9-7-2000]

§ 113-58. Performance standards.

The following performance standards shall apply to each and every use in the LI Limited Industrial District:

A. Smoke control.

- (1) No smoke shall be emitted from any chimney or other source of a visible grey greater than No. 1 on the Ringelmann Smoke Chart as published by the United States Bureau of Mines.
- (2) Smoke of a shade not darker than No. 2 on the Ringelmann Smoke Chart may be emitted for not more than four (4) minutes in any thirty-minute time period.
- (3) These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.

B. Control of dust and dirt, fly ash, and fumes, vapors and gases.

- (1) No emission shall be made which can cause any damage to health, animals or vegetation or other forms of property, or which can cause any excessive soiling at any point.
- (2) No emission of liquid or solid particles from any chimney or otherwise shall exceed three-tenths (0.3) per cubic foot of the covering gas at any point.
- (3) For measurement of the amount of particles in gases resulting from combustion, the standard correction shall be applied to a stack temperature of five hundred degrees Fahrenheit (500° F.) and fifty percent (50%) excess air.

C. Control of noise. At no point on the boundary of a residential or commercial district shall the sound pressure level of any operation exceed the described levels in the designated octave bands shown below for the districts indicated.

West Conshohocken Properties

LI Limited Industrial District (continued)

Sound Levels

Octave Band (cycles per second)	Along Residential District Boundaries Maximum Permitted Sound Level (decibels)	At Any Other Point on the Lot Boundary Maximum Permitted Sound Level (decibels)
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	52	59
600 to 1,200	46	53
1,200 to 2,400	40	47
2,400 to 4,800	34	41
Above 4,800	32	39

D. Control of odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive along a lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors, Table III (Odor Thresholds) in Chapter 5 of the Air Pollution Abatement Manual, copyright 1951, by the Manufacturing Chemists' Association, Inc., Washington D.C., or the latest revised edition of same.

E. Control of glare or heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.

F. Control of vibration. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.

G. Control of radioactivity or electrical disturbances. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property of the creator of such disturbances.

H. Outdoor storage and waste disposal.

(1) No flammable or explosive liquids, solids or gases shall be stored in bulk above ground; provided, however, that tanks or drums of fuel directly connecting with energy devices, heating devices or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.

(2) All outdoor storage facilities for fuel, raw materials and products, all fuel and all raw materials and products stored outdoors shall be enclosed by a fence or planting screen adequate to conceal the facilities from abutting properties.

(3) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.

(4) All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible or otherwise be attractive to rodents or insects, shall be stored outdoors only in closed containers.

§ 113-59. Use of electric, diesel, gas and other power.

Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry and shall be so constructed, installed, etc., to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed by coniferous planting.

§ 113-60. Industrial waste or sewage.

[Amended 12-17-1996 by Ord. No. 96-015, approved 12-17-1996]

No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste treatment and disposal, except as shall be approved by the Pennsylvania Department of Environmental Protection at the expense of the owner of the premises.

§ 113-61. Water supply.

Any proposed development in the LI Light Industrial District shall be served by public water facilities deemed acceptable by the Borough Engineer.

Article V. R-1 Residential District

§ 113-35. Use regulations.

In an R-1 Residential District, a building may be erected, altered or used and a lot may be used or occupied for any of the following uses, and no other:

- A. Single-family detached dwellings.
- B. Two-family dwellings (twins and duplexes).
- C. No-impact home-based businesses as defined in Article II herein. *Editor's Note: Former Subsection C, No-impact home-based businesses, added 4-8-2003 by Ord. No. 03-05, approved 4-8-2003, was repealed 9-13-2005 by Ord. No. 05-08, approved 9-13-2005.*

[Added 12-13-2005 by Ord. No. 05-10, approved 12-13-2005]

D. Any of the following uses when authorized by the Zoning Hearing Board as a special exception:

- (1) Home occupations, as defined in Article II herein.
- (2) Playgrounds, parks, tot lots and open spaces not operated commercially for profit.
- (3) Municipal buildings and municipal uses.
- (4) Public utility facilities.
- (5) Recreational and community center buildings operated by a nonprofit agency.
- (6) Religious or philanthropic uses, but excluding sanatoriums, convalescent homes and correctional or penal institutions.
- (7) Public, private or parochial educational institutions.

E. Accessory uses on the same lot with and customarily incidental to any permitted use.

F. Student houses are permitted by special exception by the Zoning Hearing Board, and shall comply with the provisions of Article IV, § 113-33.1, in addition to all other applicable Borough ordinances.

[Added 5-9-1995 by Ord. No. 95-431, approved 5-9-1995]

G. Existing nonconforming townhouse units shall be governed by the regulations for townhouses found in Article VIII of this chapter.

[Added 3-8-2000 by Ord. No. 99-1B, approved 3-8-2000; amended 2-8-2005 by Ord. No. 05-03, approved 2-8-2005]

West Conshohocken Properties

R-1 Residential District (continued)

§ 113-36. Development regulations.

The following regulations shall apply in the R-1 Residential District.

A. Area, width, yard and coverage regulations.

[Amended 8-11-1987 by Ord. No. 384, approved 8-11-1987; 6-12-2000 by Ord. No. 01-9(a), approved 6-12-2000; 9-13-2005 by Ord. No. 05-08, approved 9-13-2005; 12-13-2005 by Ord. No. 05-10, approved 12-13-2005]

Development Requirements	Twins		
	Single- Family Detached	(Two-Family Dwelling)	Duplex
Lot area (minimum)	10,000 square feet	5,000* square feet	5,000* square feet
Lot width (minimum)	70 feet	50* feet	70 feet
Front yard setback	25 feet	25 feet	25 feet
Side yard setback	15 feet	15* feet	15 feet
Rear yard setback	25 feet	25 feet	25 feet
Building coverage	35%	40%	35%
Impervious coverage	55%	60%	55%

*NOTE: Indicates per-unit requirements.

B. Height. No building hereinafter erected in the R-1 Residential District shall exceed a height of 35 feet except accessory building structures which shall not exceed a height of 14 feet.

[Amended 4-11-2000 by Ord. No. 99-2, approved 4-11-2000; 4-8-2003 by Ord. No. 03-03, approved 4-8-2003]

C. Parking and signs. All parking spaces and all signs erected in the R-1 Residential District shall be in accordance with the requirements of Article XV, Off-Street Parking and Loading, and the West Conshohocken Sign Ordinance. *Editor's Note: See Ch. 96, Signs.*

D. Lot area. Notwithstanding the provisions of Subsection A, in the case of a lot held in single and separate ownership as of August 12, 1987, having an area of at least 7,000 square feet and a minimum lot width at the building setback line of 50 feet, a dwelling may be built thereon when authorized as a special exception.

[Added 8-11-1987 by Ord. No. 384, approved 8-11-1987]

E. The maximum density for all twin and duplex developments shall be five units per developable acre.

[Added 9-13-2005 by Ord. No. 05-08, approved 9-13-2005; 12-13-2005 by Ord. No. 05-10, approved 12-13-2005]

Article IX. LC Limited Commercial District

§ 113-51. Use regulations.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes, and no other:

- A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs and household supplies; and the sale and repair of jewelry, watches, clocks, optical goods or musical instruments.
- B. Business or professional office, studio, financial institution or public utility office.
- C. Restaurant or tavern, retail baker, confectionery or ice cream shop or other places serving food or beverages, not to include fast-food or drive-in restaurants.
- D. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or similar shop.
- E. Municipal building, community center or library.
- F. Dry cleaners, laundry or laundromat.
- G. Public or private parking lot or garage, not to include automobile junkyard.
- H. Residential dwelling units in the same building with a commercial use. provided that:
 - [Amended 8-11-1987 by Ord. No. 384, approved 8-11-1987]
 - (1) There shall be not less than 1,500 square feet of lot area per dwelling unit.
 - (2) Two parking spaces per dwelling unit are provided, in addition to the parking requirements for the commercial use as found in Article XV of this chapter.
- I. Any use of the same general character as the above permitted uses, when authorized as a special exception by the Zoning Hearing Board.
- J. Signs, subject to the provisions of the West Conshohocken Sign Ordinance. *Editor's Note: See Ch. 96, Signs.*
- K. Accessory uses on the same lot with and customarily incidental to any of the foregoing permitted uses.

§ 113-52. Development regulations.

The following development regulations shall apply to all commercial developments proposed in the LC Limited Commercial District:

- A. Lot area. A lot area of not less than nine thousand (9,000) square feet shall be provided for every use or group of uses permitted in the LC Limited Commercial District.
 - [Amended 5-13-1980 by Ord. No. 342, approved 5-13-1980]

B. Width. A lot width at the building line of not less than 60 feet shall be provided.

[Amended 5-13-1980 by Ord. No. 342, approved 5-13-1980]

C. Setbacks.

- (1) In blocks where 70% or more of the existing buildings have established a uniform setback as measured from the street line, the required setback shall be no less than that uniform setback.
- (2) In blocks where less than 70% of the existing buildings have established a uniform setback as measured from the street line, the required setback shall be no less than 25 feet.
- (3) For corner lots, each street frontage shall maintain a setback equal to that required in Subsection C(1) and (2) above.
- (4) The setback from the rear property line shall be not less than 25 feet.
- (5) The setback from the side lot line shall be a minimum of 10 feet, with aggregate setbacks from side lot lines being 25 feet.

[Added 5-13-1980 by Ord. No. 342, approved 5-13-1980]

D. Height regulations. The maximum height of any building or other structure erected or used in this district shall be 35 feet.

E. Building coverage. The building coverage shall not exceed 75% of the lot area.

F. Landscaping. Landscaping, including buffers, screens, parking lot landscaping, street trees and preservation of existing vegetation, shall be provided according to the requirements of Chapter 102, Subdivision and Land Development.

[Amended 11-14-1995 by Ord. No. 95-436, approved 11-14-1995]

G. (Reserved) *Editor's Note: Former Subsection G, Trash and refuse areas, was repealed 11-14-1995 by Ord. No. 95-436, approved 11-14-1995. For current provisions, see Ch. 102, Subdivision and Land Development.*

H. Outside lighting. All outside lighting shall be shielded so that the source of light shall not be visible from any point off the lot on which the light is located. In no case shall lights be permitted to be directed or reflected toward any residential district.

I. Parking. All parking and loading areas required in the LC Limited Commercial District shall be subject to Article XV, Off-Street Parking and Loading, of this chapter.

West Conshohocken Properties

A Matsonford Road



A Matsonford Road
Parcel No. 24-00-00872-00-4
Lot Size: 30,000 SF (.689 Acre)
Building Size: Vacant Land
Zoning: LI-Limited Industrial
Frontage: 0

Parcel A is zoned LI (Limited Industrial) and is located on Dehaven Avenue with access through a driveway. The Parcel is flat ground partially paved and sits high up with breathtaking vistas.

Asking Price: \$425,000

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

West Conshohocken Properties

B
1020 Matsonford Road



B 1020 Matsonford Road
Parcel No. 24-00-00868-00-8
Lot Size: 35,300 SF (.81 Acre)
Building Size: 18,050 SF
Zoning: LI-Limited Industrial
Frontage: 0

Parcel B is zoned LI (Limited Industrial) and is located through a driveway between Parcel F & a neighboring property. The Parcel is mostly paved and has access for larger trucks. There is an existing +/- 18,000 sf vacant industrial building on the back of the parcel. It could be combined with Parcel C or D for additional access and parking.

Asking Price: \$720,000

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

West Conshohocken Properties

C
1046 Matsonford Road



C 1046 Matsonford Road
Parcel No. 24-00-00852-00-6
Lot Size: 8,800 SF (.20 Acre)
Building Size: 1,685 SF
Zoning: R-1 Residential
Frontage: 55 Feet

Parcel C is zoned R-1 (Residential) and is located directly on Matsonford Road with 55' of excellent frontage and visibility. There is an existing vacant 1,685 sf house on the parcel.

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

West Conshohocken Properties

D
1042 Matsonford Road



D 1042 Matsonford Road
Parcel No. 24-00-00856-00-2
Lot Size: 14,400 SF (.331 Acre)
Building Size: 823 SF
Zoning: R-1 Residential
Frontage: 90 Feet

Parcel D is a large parcel zoned R-1 (Residential) and is located directly on Matsonford Road with 90' of excellent frontage and visibility. There is an existing vacant 823 sf house on the parcel.

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

West Conshohocken Properties

E
1034 Matsonford Road



E 1034 Matsonford Road
Parcel No. 24-00-00860-00-7
Lot Size: 9,600 SF (.22 Acre)
Building Size: 1,413 SF
Zoning: LI-Limited Industrial
Frontage: 60 Feet

Parcel E is zoned LI (Limited Industrial) and is located directly on Matsonford Road with 60' of excellent frontage and visibility. There is an existing vacant 1,413 sf house on the parcel.

Asking Price: \$125,000

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

West Conshohocken Properties

F
1010 Matsonford Road



F 1010 Matsonford Road
Parcel No. 24-00-00876-00-9
Lot Size: 1.267 Acres
Building Size: 7,400 SF
Zoning: LI-Limited Industrial
Frontage: 100 Feet

Parcel F is zoned LI (Limited Industrial) and is a large parcel located directly on Matsonford Road with 100' of excellent frontage and visibility. There is an existing vacant +/-7,400 sf warehouse building on the parcel. The building appears to be in good condition.

Asking Price: \$740,000

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

West Conshohocken Properties

G
1008 Matsonford Road



G 1008 Matsonford Road
Parcel No. 24-00-00880-00-5
Lot Size: 29,600 SF (.68 Acre)
Building Size: Vacant Land
Zoning: LI-Limited Industrial
Frontage: 120 Feet

Parcel G is zoned LI (Limited Industrial) and is large parcel located directly on Matsonford Road with 120' of excellent frontage and visibility. The entire parcel is vacant raw ground.

Asking Price: \$350,000

NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.