



**3024 FRANKS ROAD  
HUNTINGDON VALLEY  
LOWER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PA  
TAX PARCEL #: 41-00-03085-006**

- LOT SIZE:** 2.08 acres
- DESCRIPTION:** Modern one-story crane served manufacturing/warehouse facility.
- SIZE OF BUILDING:** Approx. 21,181 sq. ft.  
**Office:** Approx. 2,430 sq. ft.  
**Plant/Warehouse:** Approx. 18,751 sq. ft.
- PARKING:** Macadam-paved parking for approx. fifteen (15) automobiles (expandable).
- AGE OF BUILDING:** Constructed 1973.
- CONSTRUCTION:**  
**Walls:** Front elevation is brick over block with the sides and rear being painted block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** EPDM system.
- CEILING HEIGHT:** 19'5" sloping to 18'10" clear to the underside of bar joist.
- LOADING:**  
**Tailgate:** One (1) electrically operated, steel sectional loading dock door measuring 10' x 10'.  
**Drive-In:** One (1) electrically operated, steel roll-up door measuring 15' x 15'.
- CRANES:** One (1) radio-operated bridge crane with two (2) 3-ton hoists, travel distance of approximately 111', a span of approximately 38' and clearance under hook of approximately 14'6". Manufacturer is Expert Crane Company.



One (1) 3-ton pendant-operated bridge crane with a travel distance of approximately 111', a span of approximately 38' and clearance under hook of approximately 14'6". Manufacturer is Herman Winterer.

One (1) 3-ton radio-operated bridge crane with a travel distance of approximately 29'10", a span of approximately 33'9" and clearance under hook of approximately 14'6". Manufacturer is Expert Crane Company.

**COLUMN SPACING:** Front Section – Approximately 38'9" x 22' (one row down the middle)  
Rear Section - Approximately 40' x 36'8"

**HVAC:** Office: Roof-top mounted natural gas fired package units.  
Plant/Warehouse: Natural gas fired radiant units.

**INTERIOR LIGHTING:** T8 fixtures.

**EXTERIOR LIGHTING:** Wall mounted fixtures illuminating parking and loading areas.

**ELECTRIC:** 400-amp, 240-volt 3-phase service. Provided by PECO Energy.

**OFFICE AREA:** 2,430 sq. ft. featuring four (4) private offices, one (1) large bullpen area and one (1) kitchenette with base and wall cabinets and a refrigerator. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, painted drywall, a combination of VCT flooring and carpet.

**TOILET FACILITIES:** Office: One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include VCT tile floor and ceramic tile wainscot and painted drywall.  
Plant/Warehouse: One (1) men's room with one (1) water closet and one (1) double lavatory.

**WATER:** 5/8" line connected to an 8" main; service supplied by Aqua Pennsylvania.

**SEWER:** 8" main; service supplied by Lower Moreland Township.

**GAS:** 6" main; service supplied by PECO Energy.

**ASSESSMENT:** \$655,770 (2022)

**TAXES:** County: \$ 2,573 (2022)  
Municipality: \$ 3,364 (2022)  
Montco CC: \$ 256 (2022)  
School: \$ 24,520 (2022)  
TOTAL: \$ 30,713 (\$1.45/SF)

**ZONING:** I - Industrial

**LOCATION:** Located in Eastern Montgomery County offering excellent access to Bucks County and Philadelphia with easy access to Interstate 95, Route 1 (Roosevelt Blvd), Pennsylvania Turnpike (I-76), Woodhaven Rd (Route 63) and the bridges to New Jersey.

**AIRPORT:** Philadelphia International is thirty (30) minutes away and Northeast Philadelphia is ten (10) minutes away.



- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** **Train Service:** From Philadelphia, PA: Septa's R-3 Train originates at 30th Street Station, traveling to the Philmont train station (a short walk to the facility). From West Trenton, NJ: Septa's R-3 Train stops at Philmont train station, (a short walk to the facility). **Bus Service:** From Philadelphia, PA: SEPTA Bus #58 originates at the Frankford Transportation Center continuing to the Neshaminy Mall with a stop at Tomlinson Rd & Rennard St (a short walk to the facility).
- MISCELLANEOUS:** Security cameras mounted on the exterior of the building. Through the wall ventilation fans.