



Industrial & Commercial Real Estate

FOR SALE

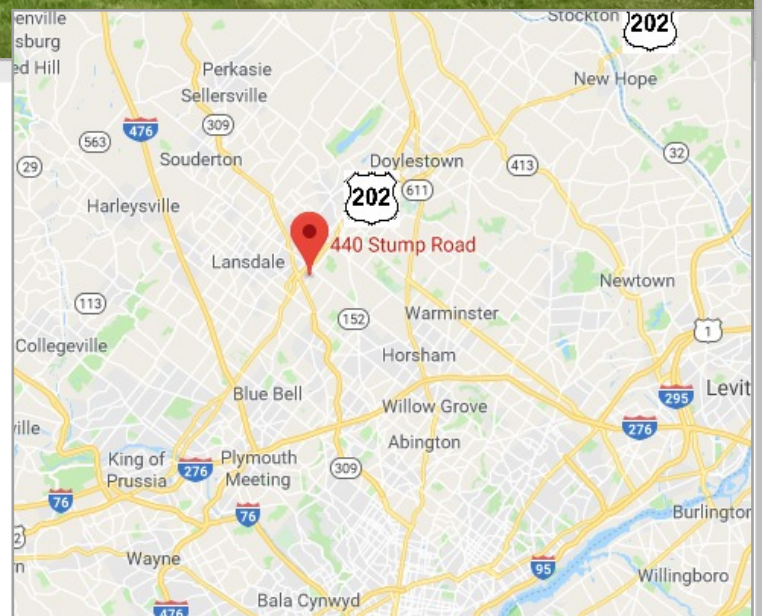
**440 Stump Rd.
Montgomeryville, PA, 19454**

22,000 SF Flex Industrial Building



Property Features

- 22,000 SF Flex Industrial Building:
+/- 1,500 SF office: new carpet and paint, restroom
+/- 20,500 SF manufacturing & warehousing space,
shop restroom & mezz
- Situated on 2 acres at corner entrance to
Montgomeryville Industrial Center
- 2 loading Docks 10' x 10'
- 1 Drive-In Bay 10' x 10' (all new doors)
- Newly Paved Drive and Striped Parking Area
- Rt 309 & 202 within 1.5 miles



Roddy Inc.
Industrial & Commercial Real Estate



Glenview Corporate Center
3220 Tillman Drive, Suite 403
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440 Stump Road

Montgomeryville, PA 19454

22,000 SF Flex Industrial on 2 Acres



Property Features

- 22,000 SF Flex Industrial Building
- +/- 1,500 SF Office: new carpet and paint, restroom
- +/- 20,500 SF manufacturing and warehouse space, shop restroom & mezz
- Newly Paved Drive and Striped Parking Area
- Zoned LI - Light Industrial: Montgomery Township
- All public utilities: water / sewer / PECO gas and electric
- Rt 309 & 202 within 1.5 miles

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