

EXCLUSIVE SALE

1000 Conshohocken Road

HEAVY INDUSTRIAL

WAREHOUSE · OFFICE

±20,040 SF · ±11,194 SF

±5.05 ACRES

EXECUTIVE SUMMARY

1000 Conshohocken Road

Institutional-quality industrial outdoor storage with credit tenancy and mark to market upside + Class A office building

±31,234
TOTAL SF · TWO BUILDINGS

±5.05
ACRES

PREMIER IOS ASSET

±31,234 SF across two buildings on ±5.05 acres, built in 2008 and held in excellent condition. Substantial fenced and improved yard.

HEAVY INDUSTRIAL ZONING

HI zoning permits outdoor storage and a broad range of industrial uses - a scarce, difficult to replicate entitlement in the Conshohocken submarket.

CREDIT TENANCY BELOW MARKET

United Rentals (NYSE: URI) leases the industrial building and yard on a NNN basis at rents below market.

FUTURE CORPORATE HQ OPPORTUNITY

Unique site plan suited for a corporate headquarters with an operational service facility. Perfect for large scale construction, fleet management, truck or auto servicing businesses, etc.

THE SUBJECT

1000 Conshohocken Road

Plymouth Township, Montgomery County, PA

LAND AREA	±5.05 AC	**PARCEL ID**	49-00-02742-206
BUILDINGS	Two (2)	**BLDG A**	11,194 SF
MUNICIPALITY	Plymouth Twp.	**BLDG B**	20,040 SF
COUNTY	Montgomery	**TOTAL RBA**	±31,234 SF
SUBMARKET	Conshohocken	**CLEAR HEIGHT**	24' (Bldg B)
ZONING	HI — Heavy Ind.	**DRIVE-INS**	9
YEAR BUILT	2008	**DOCKS**	None
TENANCY	Multi-tenant	**POWER**	300a, 400a / 480v
BUILDING FAR	0.135	**PARKING**	±60 surface

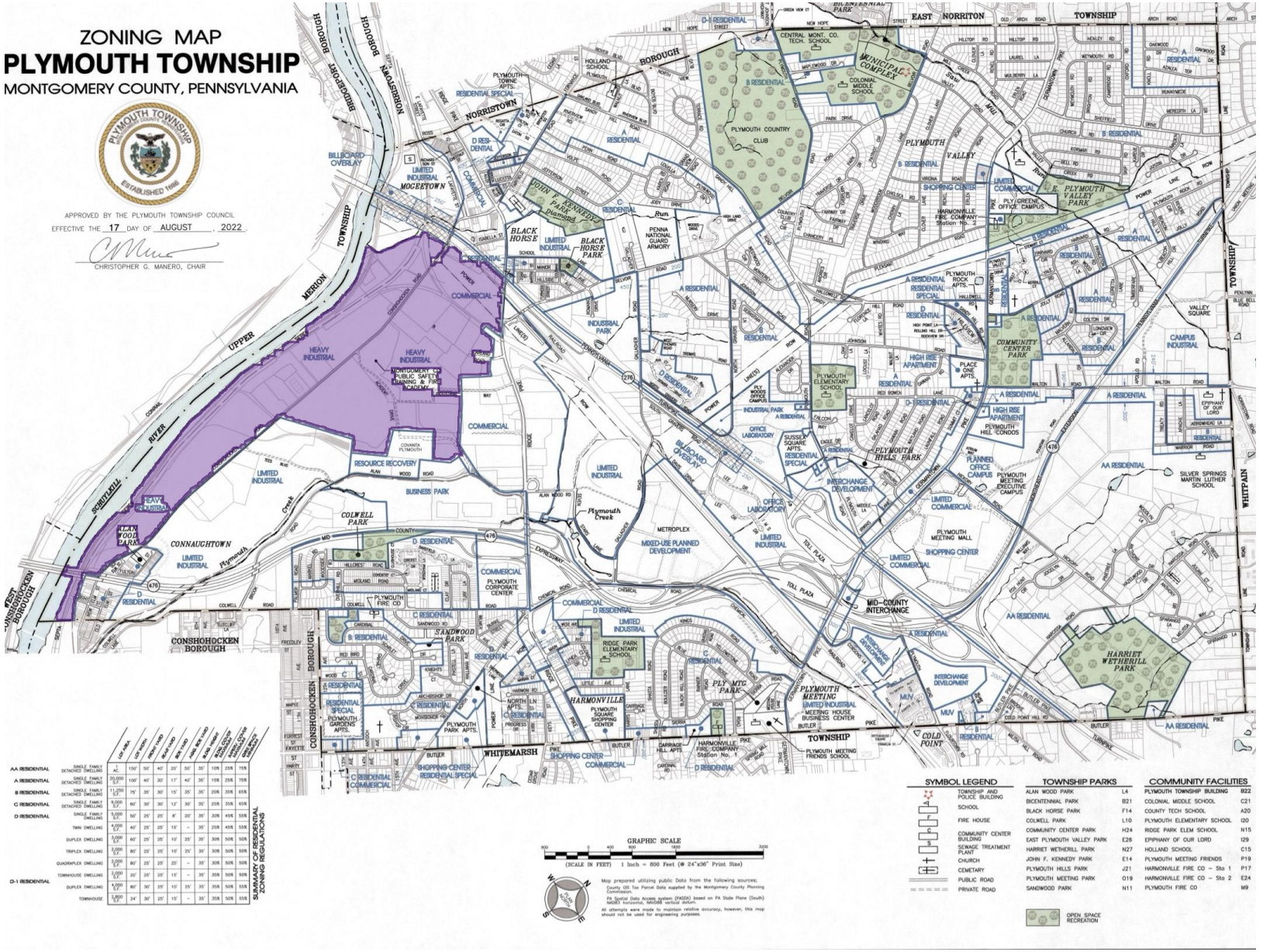




ZONING

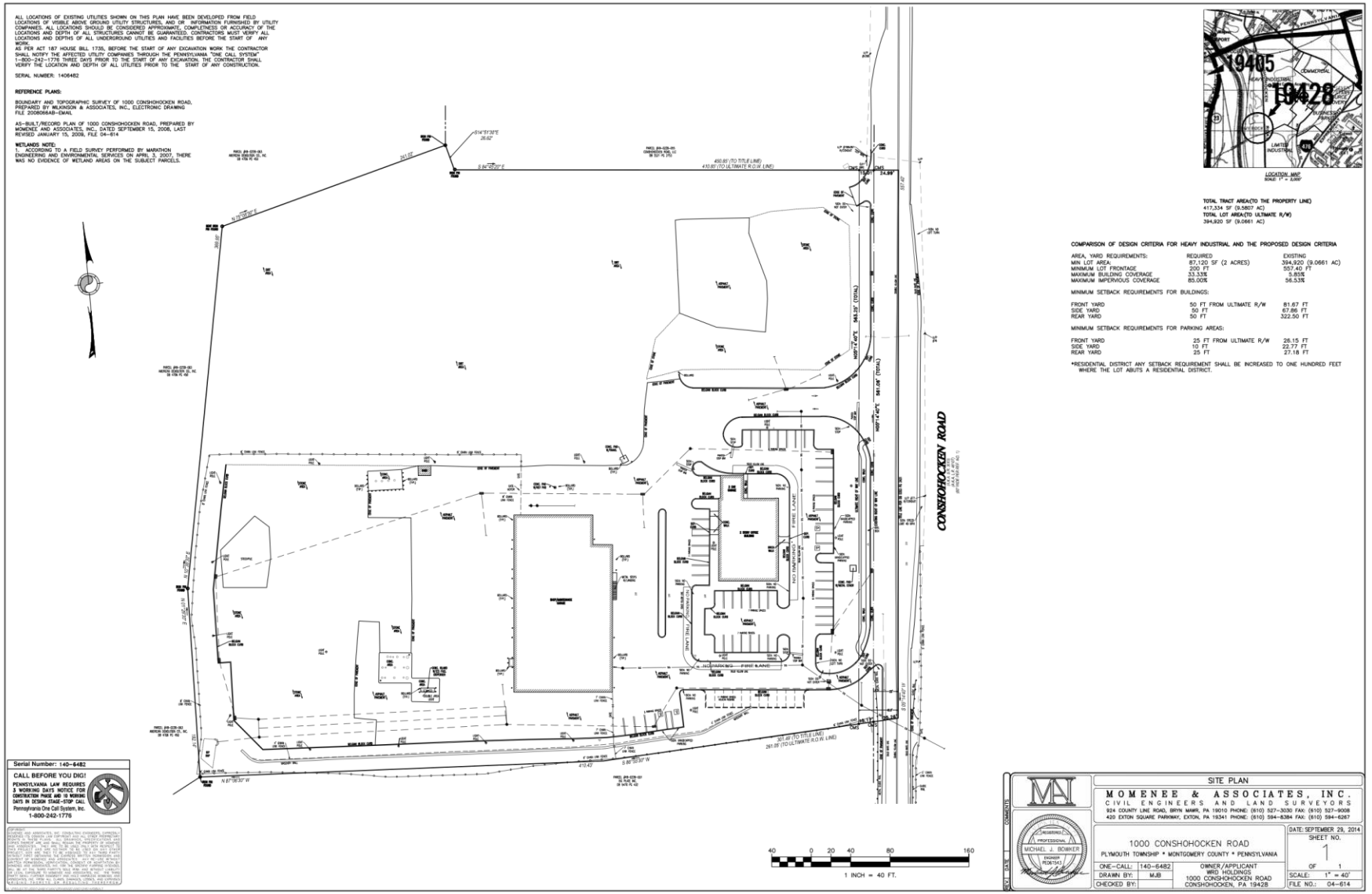
HI — Heavy Industrial

Plymouth Township's heavy industrial district is limited in supply and difficult to replicate



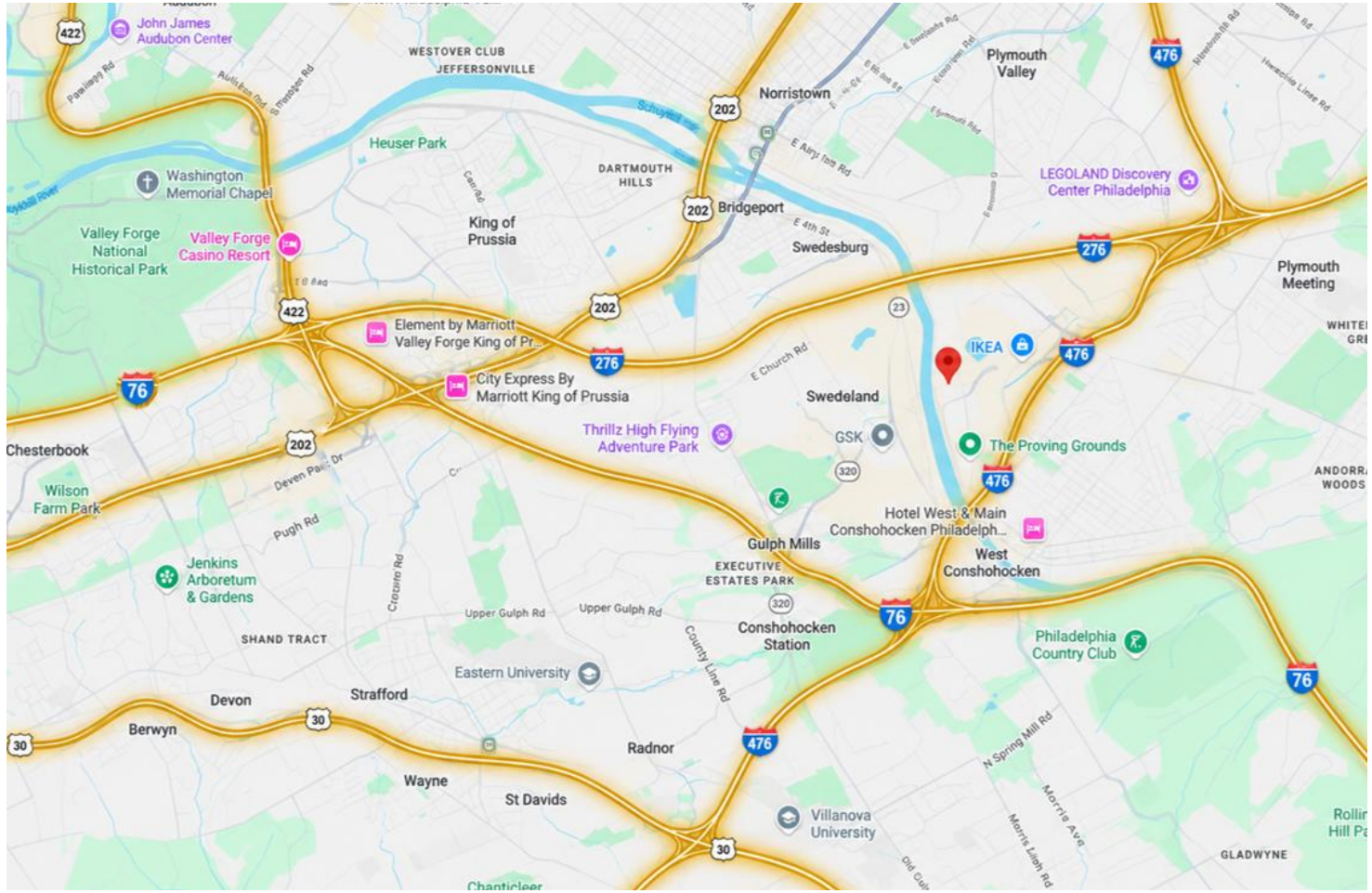
PLYMOUTH TOWNSHIP ZONING MAP — SUBJECT SITE

SITE PLAN


ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES, AND OR INFORMATION FURNISHED BY UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE, COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.
AS PER ACT 187 HOUSE BILL 1735, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
SERIAL NUMBER: 1406482
REFERENCE PLANS:
BOUNDARY AND TOPOGRAPHIC SURVEY OF 1000 CONSHOHOCKEN ROAD, PREPARED BY WILKINSON & ASSOCIATES, INC., ELECTRONIC DRAWING FILE 2008068AB-EMAIL
AS-BUILT/RECORD PLAN OF 1000 CONSHOHOCKEN ROAD, PREPARED BY MOMENEE AND ASSOCIATES, INC., DATED SEPTEMBER 15, 2008, LAST REVISED JANUARY 15, 2009, FILE 04-614
WETLANDS NOTE:
1. ACCORDING TO A FIELD SURVEY PERFORMED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES ON APRIL 3, 2007, THERE WAS NO EVIDENCE OF WETLAND AREAS ON THE SUBJECT PARCELS.
CONSHOHOCKEN ROAD
FIRE LANE
TRACTOR TRAILER PARKING
Serial Number: 140-6482
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE -STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776
1 INCH = 40 FT.
LOCATION MAP
SCALE: 1" = 2,000'
TOTAL TRACT AREA(TO THE PROPERTY LINE)
417,334 SF (9.5807 AC)
TOTAL LOT AREA(TO ULTIMATE R/W)
394,920 SF (9.0661 AC)
COMPARISON OF DESIGN CRITERIA FOR HEAVY INDUSTRIAL AND THE PROPOSED DESIGN CRITERIA
AREA, YARD REQUIREMENTS: REQUIRED EXISTING
MIN LOT AREA 87,120 SF (2 ACRES) 394,920 (9.0661 AC)
MINIMUM LOT FRONTAGE 200 FT 557.40 FT
MAXIMUM BUILDING COVERAGE 33.33% 5.85%
MAXIMUM IMPERVIOUS COVERAGE 85.00% 56.53%
MINIMUM SETBACK REQUIREMENTS FOR BUILDINGS:
FRONT YARD 50 FT FROM ULTIMATE R/W 81.67 FT
SIDE YARD 50 FT 67.86 FT
REAR YARD 50 FT 322.50 FT
MINIMUM SETBACK REQUIREMENTS FOR PARKING AREAS:
FRONT YARD 25 FT FROM ULTIMATE R/W 28.15 FT
SIDE YARD 10 FT 22.77 FT
REAR YARD 25 FT 27.18 FT
*RESIDENTIAL DISTRICT ANY SETBACK REQUIREMENT SHALL BE INCREASED TO ONE HUNDRED FEET WHERE THE LOT ABUTS A RESIDENTIAL DISTRICT.
SITE PLAN
MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008
420 EXTON SQUARE PARKWAY, EXTON, PA 19341 PHONE: (610) 594-8384 FAX: (610) 594-6267
1000 CONSHOHOCKEN ROAD
PLYMOUTH TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA
DATE: SEPTEMBER 29, 2014
SHEET NO. 1 OF 1
ONE-CALL: 140-6482
DRAWN BY: MJB
CHECKED BY:
OWNER/APPLICANT
WRD HOLDINGS
1000 CONSHOHOCKEN ROAD
CONSHOHOCKEN, PA 19428
SCALE: 1" = 40'
FILE NO.: 04-614
REGISTERED PROFESSIONAL ENGINEER MICHAEL J. BOWKER
COMMENTS
REVISIONS
DATE

LOCATION & ACCESS

Immediate Access to I-476, I-76 & PA Turnpike



HIGHWAY & TRANSIT ACCESS

I-476 — Blue Route Exit 16A / Matsonford Road	0.5 mi · 2 min
I-76 — Schuylkill Expwy Direct route east to Philadelphia	1.0 mi · 3 min
I-276 — PA Turnpike Mid-County, Plymouth Meeting	4.5 mi · 8 min*
US 202 / King of Prussia Regional office & retail hub	6 mi · 12 min
Center City Philadelphia Via I-76 East	13 mi · 20 min
PHL International Airport Via I-476 South & I-95	21 mi · 26 min

*LAFAYETTE STREET INTERCHANGE

A new full interchange on the PA Turnpike at Milepost 331.6 in Plymouth Township, the Lafayette Street Interchange, is scheduled to be completed by 2030.

Its new on- and off-ramps, between the existing Valley Forge and Norristown interchanges, give Turnpike traffic a direct route to Norristown and Conshohocken. **The new on/off ramp will be .9 miles (2 mins) from 1000 Conshohocken Rd.**

DEMOGRAPHICS

Population & Households by Radius

2-MILE RADIUS

POPULATION	HOUSEHOLDS
40,353	17,503
AVG HH INCOME	**MEDIAN AGE**
$117,543	37.4

5-MILE RADIUS

POPULATION	HOUSEHOLDS
207,600	81,407
AVG HH INCOME	**MEDIAN AGE**
$134,971	39.1

10-MILE RADIUS

POPULATION	HOUSEHOLDS
1,003,744	398,595
AVG HH INCOME	**MEDIAN AGE**
$124,075	40.8



SOURCE: COSTAR · 2025 ESTIMATES · RADII DRAWN TO SCALE

PROPERTY PHOTOS

Aerial & Surroundings





PROPERTY PHOTOS

Aerial & Surroundings





PROPERTY PHOTOS

Service Building





PROPERTY PHOTOS

Office Building

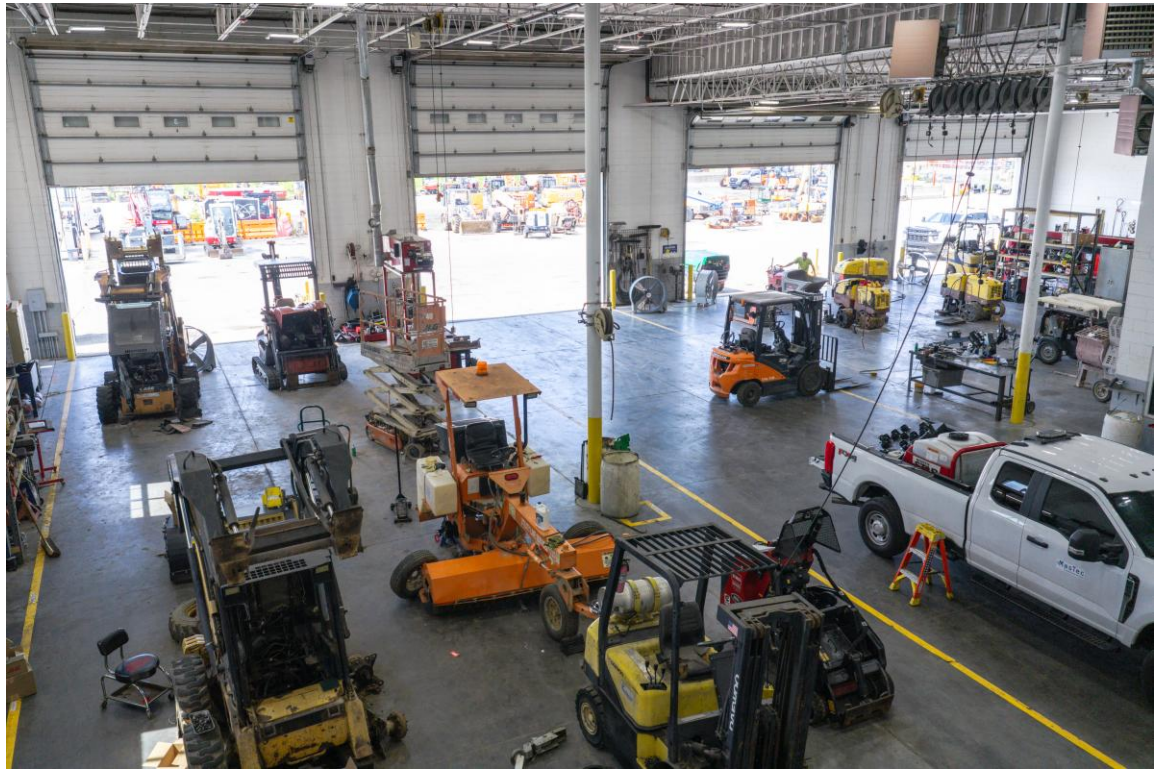




PROPERTY PHOTOS

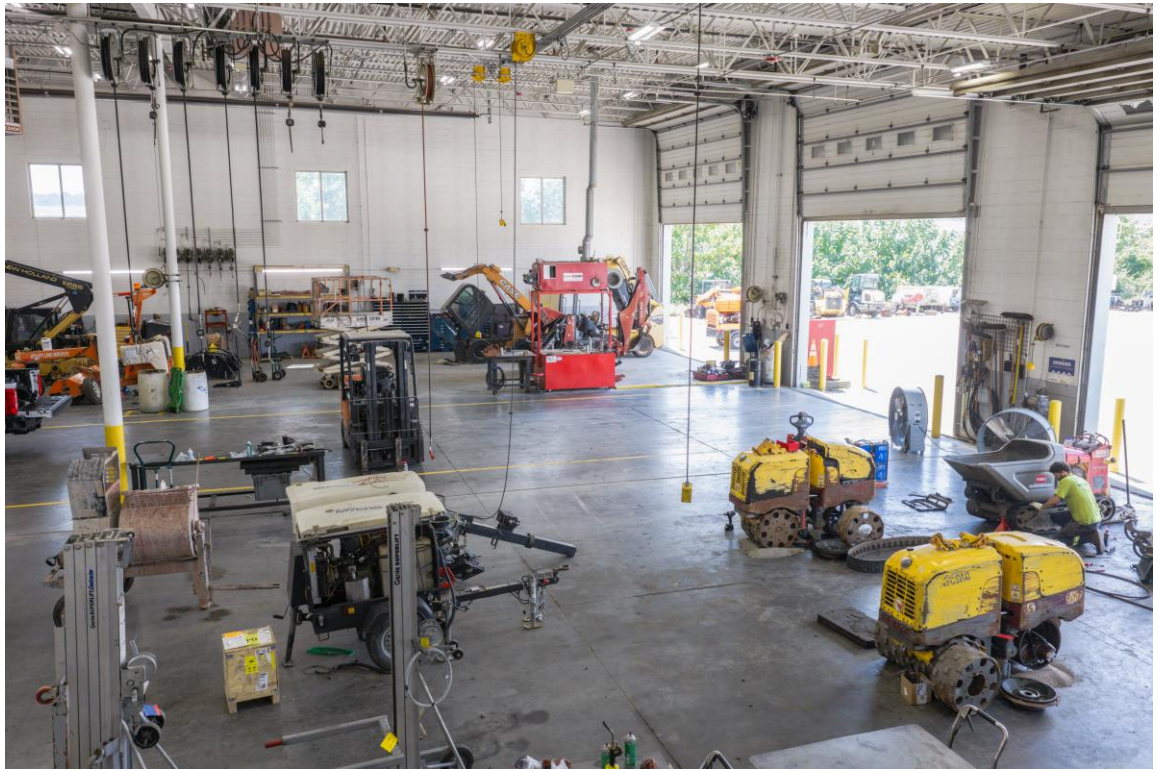
Service Building Interior

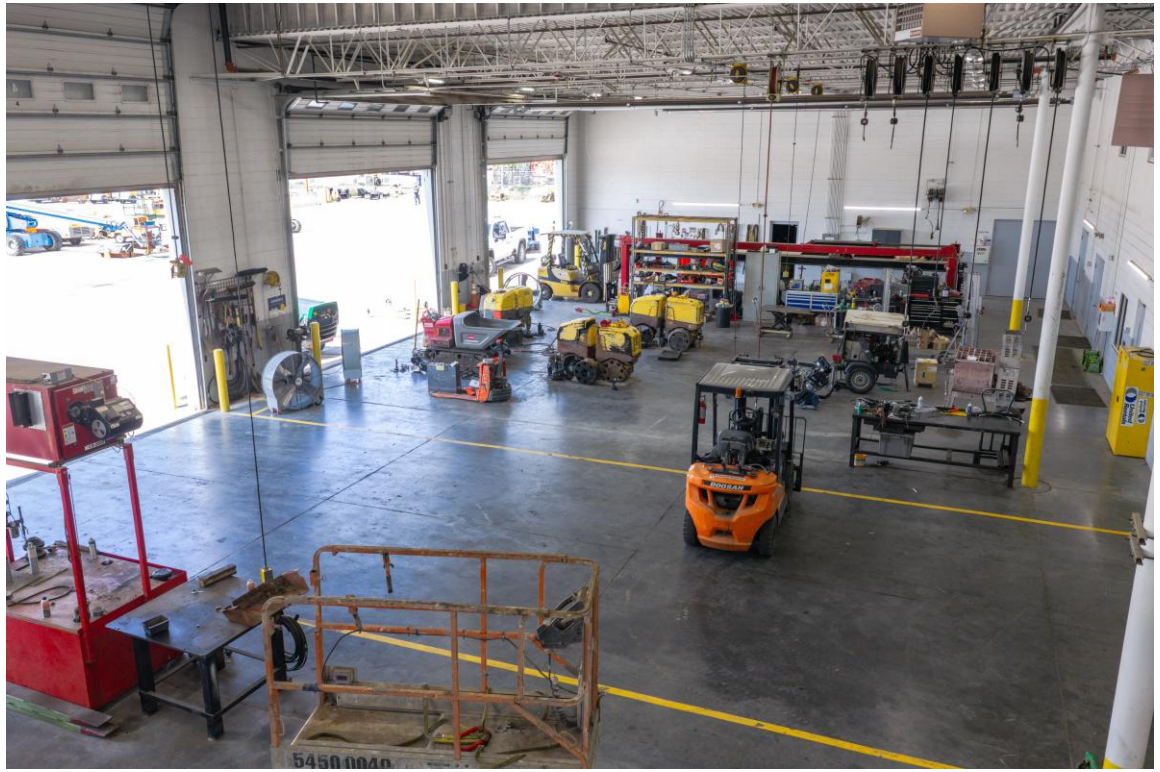




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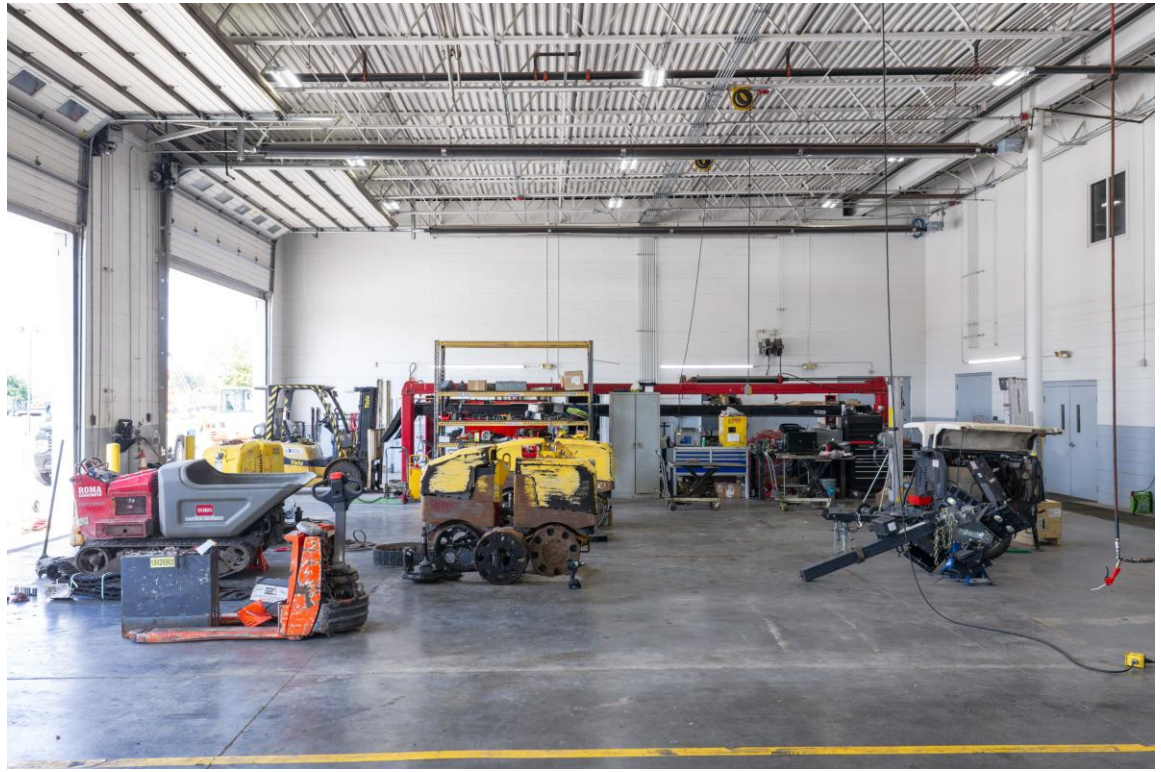
Service Building Interior





PROPERTY PHOTOS

Service Building Interior and Wash Bay





PROPERTY PHOTOS

Office Interior





PROPERTY PHOTOS

Office Interior





PROPERTY PHOTOS

Office Interior





CONTACT

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ALTERNATIVE INVESTMENT PARTNERS INDUSTRIAL

1000 Conshohocken Road · Plymouth Township, Montgomery County, Pennsylvania

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