

For Sale Class "A" Flex Building



220 West 5th Avenue

Trappe, Pennsylvania 19426

\$4.7 Million

Site Information

- ±57,072 SF Class "A" Flex Building
- 11.12 acre parcel
- Multiple loading docks and drive-ins
- Abundant parking: 110 spaces
- High-end office finishes
- Zoning: LI / R-1
- Immaculately maintained facility
- Expansion capability on-site
- Bucolic setting
- Flexible timing
- Quick access to Route 422
 - Royersford exit – 2.7 miles
 - Collegeville exit – 3.3 miles

For more information or a private tour, please contact:

Paul E. Wolfson

pwolfson@geisrealty.com

Adam Knox

aknox@geisrealty.com



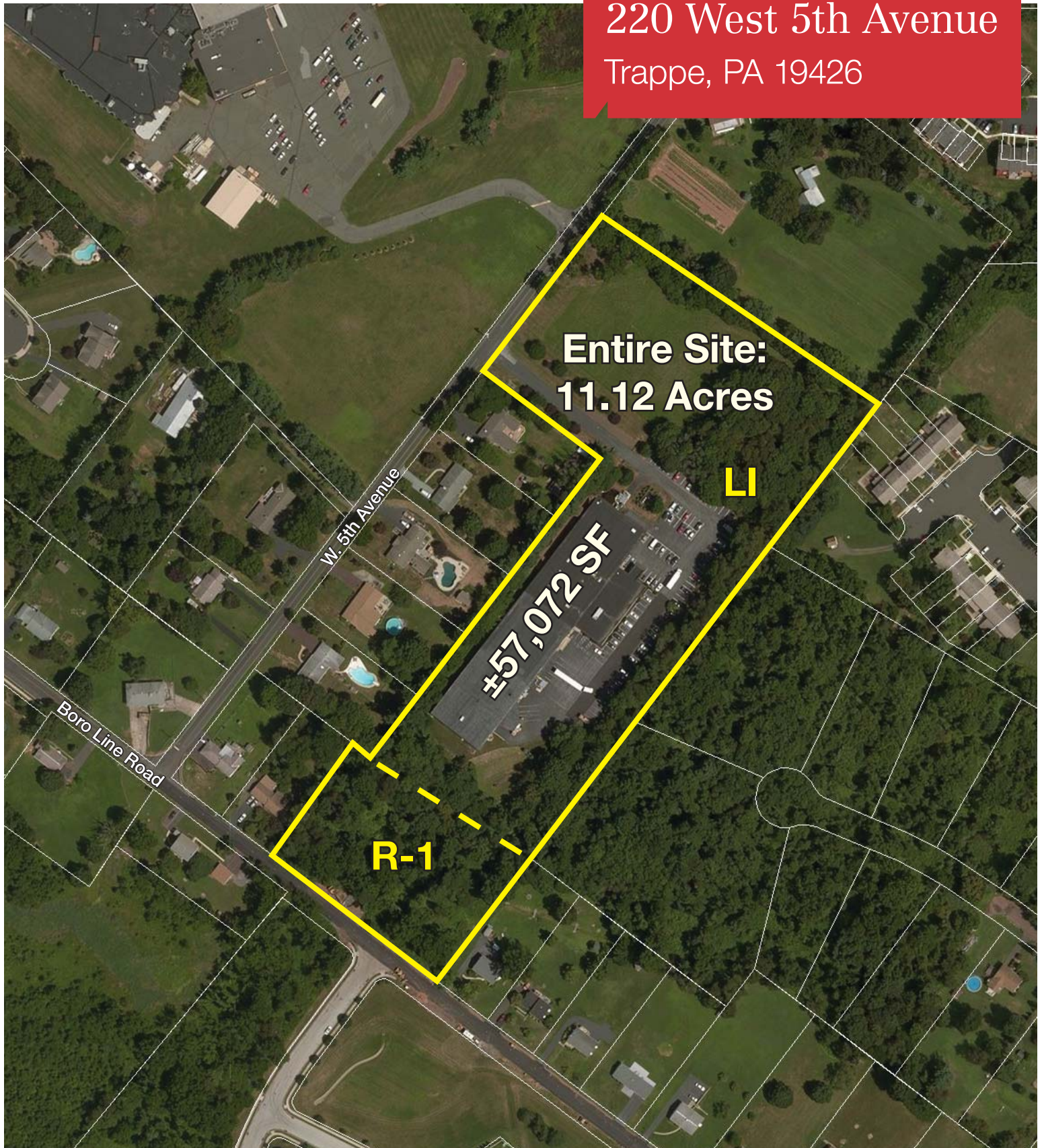
996 Old Eagle School Road, Suite 1117, Wayne, Pennsylvania 19087

610 989 0300

geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

220 West 5th Avenue
Trappe, PA 19426



For more information or a private tour, please contact:

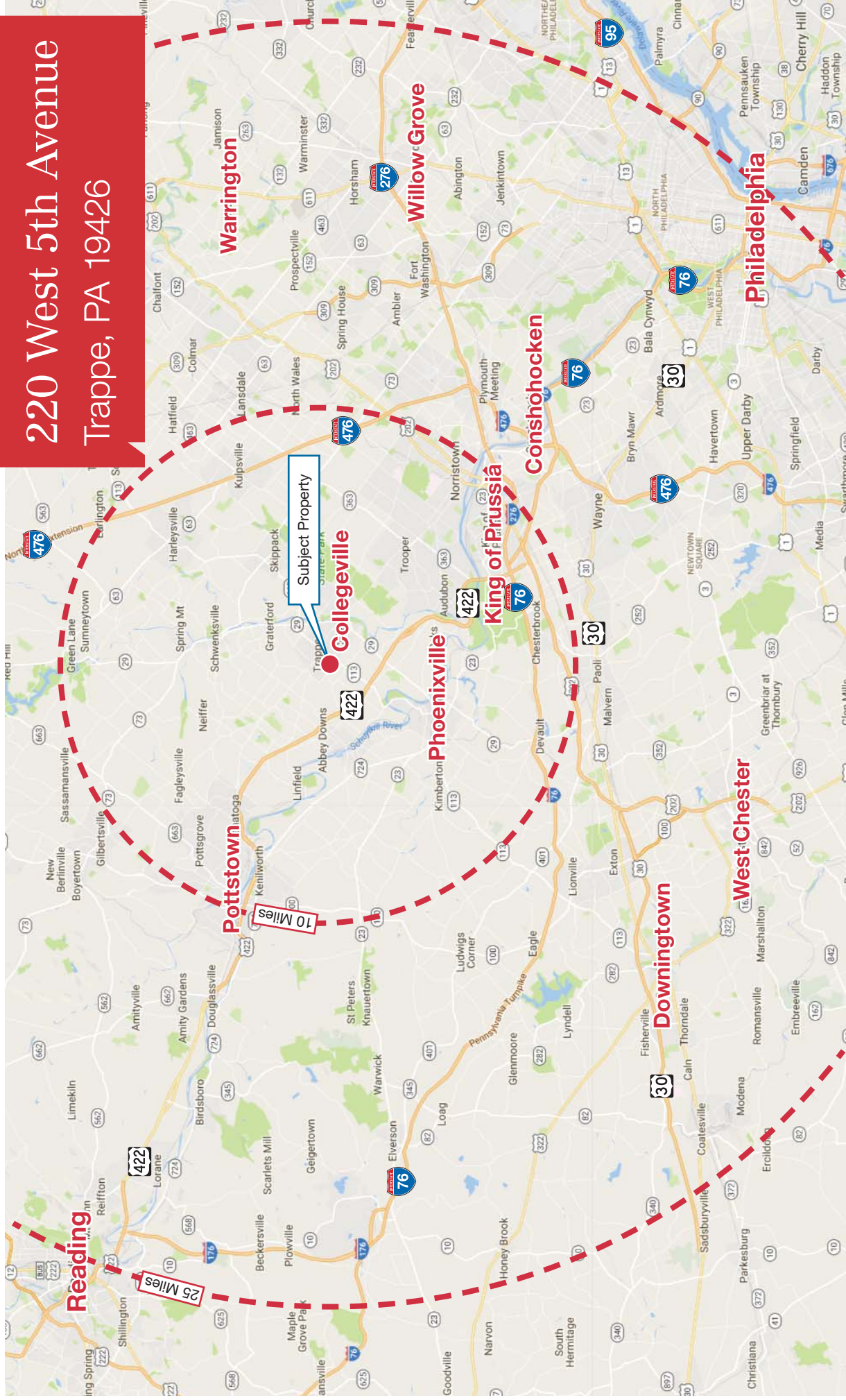
Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

220 West 5th Avenue
Trappe, PA 19426



For more information or a private tour, please contact:

Paul E. Wolfson

pwolfson@geisrealty.com

Adam Knox

aknox@geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

996 OLD EAGLE SCHOOL ROAD, SUITE 1117
WAYNE, PENNSYLVANIA 19087
610 989 0300 GEISREALTY.COM

220 West 5th Avenue

Trappe, PA 19426

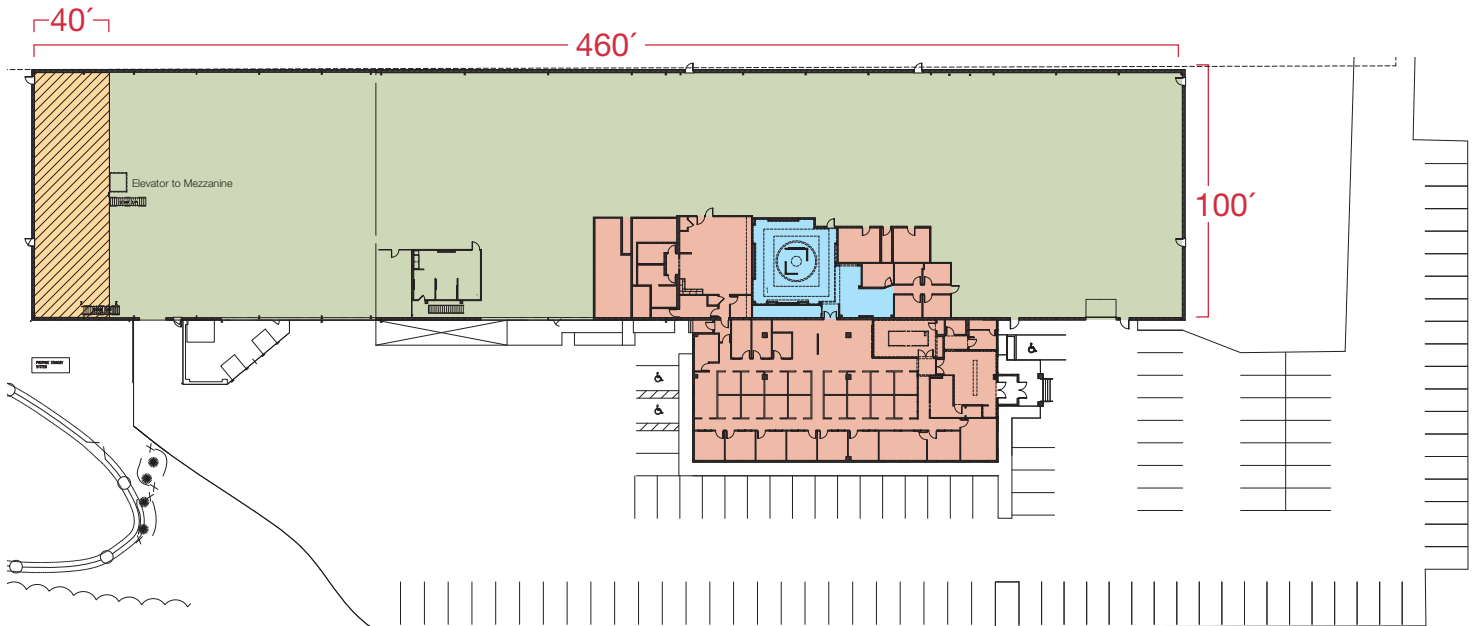
Floor Plan

57,072 SF

Use

± SF

Warehouse	42,325
Office	} 10,747
High-end Showroom	
Mezzanine	4,000



For more information or a private tour, please contact:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

220 West 5th Avenue

Trappe, PA 19426

Property Information

Description of the Site

Land Area	11.12 Acres
Tax Parcel #	23-00-00325-03
Topography	Mostly flat sloping towards the back of the property

Public Transportation	SEPTA bus service located at West 5th Avenue and West Main Street
Utilities	Public Water & Sewer and Natural Gas. The building is also served by (4) 1,000 gallon propane tanks.
Zoning	LI – Limited Industrial R-1 – Small portion of property

Description of the Building

Building Size	Total Building	± 57,072 SF
	Warehouse	± 42,325 SF
	Office	± 10,747 SF
	Mezzanine	± 4,000 SF
Year Built/ Renovation/Addition	1972 / 2005 / 2005	
Parking	110 Surface parking spaces	
Exterior	Block, Dryvit, Metal and Brick	
Roof	1998 Addition: 2005, Flat rubber membrane	
Ceiling	15½' clear minimum in the original section, 22' clear in the addition	
Signage	Signage on building and on 5th Avenue at property entrance	
Flooring	Concrete slab	
Electric	(2) 460V, 600 Amp, 3-Phase High Tension service and a dedicated transformer	

Lighting	New energy efficient lighting
Life Safety	Fully wet sprinkler system
HVAC	Office: Gas heat, electric AC rooftop units, Warehouse: gas fired units
Elevators	3,000 lb lift to the mezzanine
Mezzanine	4,000 SF mezzanine with 9' clear on lower level and 10' clear on the upper level
Drive-in Doors	12' Wide x 14' High 12' Wide x 13' High 12' Wide x 13' High
Loading Dock:	Two 10' Wide x 10' High Two 9' Wide x 9' High with Levelers One 10' Wide x 9' High
Special Features	5-Ton Crane Large capacity floor scale Fenced and gated private property



For more information or a private tour, please contact:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

220 West 5th Avenue
Trappe, PA 19426



Corporate Entrance



Impressive Lobby



Elegant Conference Room



Signage Opportunity



Quality Construction



Class "A" Office



For more information or a private tour, please contact:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

220 West 5th Avenue
Trappe, PA 19426



State-of-the-art Showroom



Quality Restroom Facilities



Immaculate Warehouse



High-End Design Center



For more information or a private tour, please contact:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.