

SPACE AVAILABLE

1300 E. Mermaid Lane

Wyndmoor, PA 19038

21,383 SQUARE FEET



BUILDING DESCRIPTION	21,383 sf on 2 levels. Each level is 90' x 110' per floor
OFFICES	Approximately 1,000 sf of air-conditioned offices
TRUCK LOADING	One drive-in doors location
CEILING HEIGHT	12' clear
POWER	Three 250 KVA transformers converting 13,200 HV to 240/480 for power and 120/208 V for lighting
HEATING	Ceiling suspended gas fire blower units
COLUMN SPACING	20' x 25'
SPRINKLER	Fully sprinklered with recently installed fire pump
ZONING	Majority of the site is zoned I-Industrial District while the entire frontage along Mermaid Lane is zoned C-Residence District to a depth of 150'
LOCATION	Strategically located just outside the City of Philadelphia with excellent accessibility to Route 309, PA Turnpike, Cheltenham Avenue, and less than 20 minutes from Center City, SEPTA access is available via the Chestnut Hill East/West, Lansdale/Doylestown Line and Buses 18, L and 22

Frank J. Cullen // Senior Vice President // fcullen@geisrealty.com // (215) 701-3272

Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

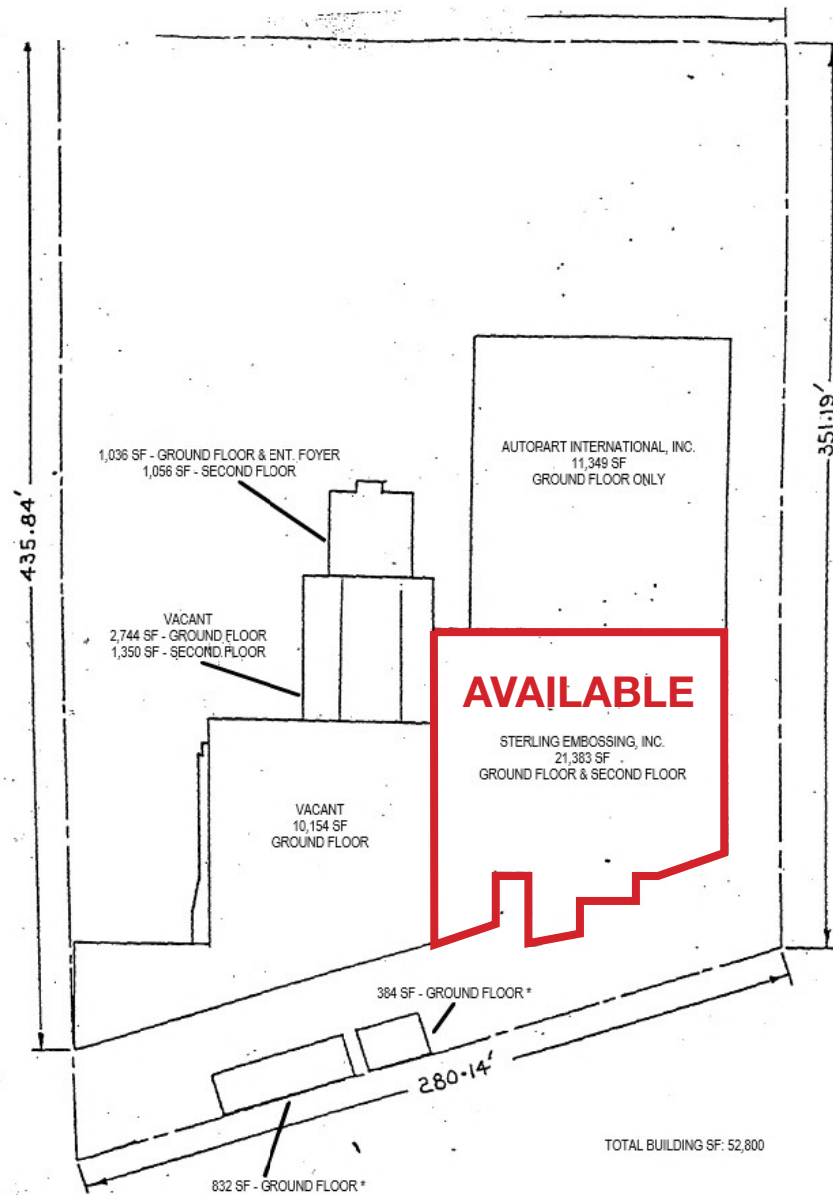
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FLOOR PLAN



* not included in total square footage

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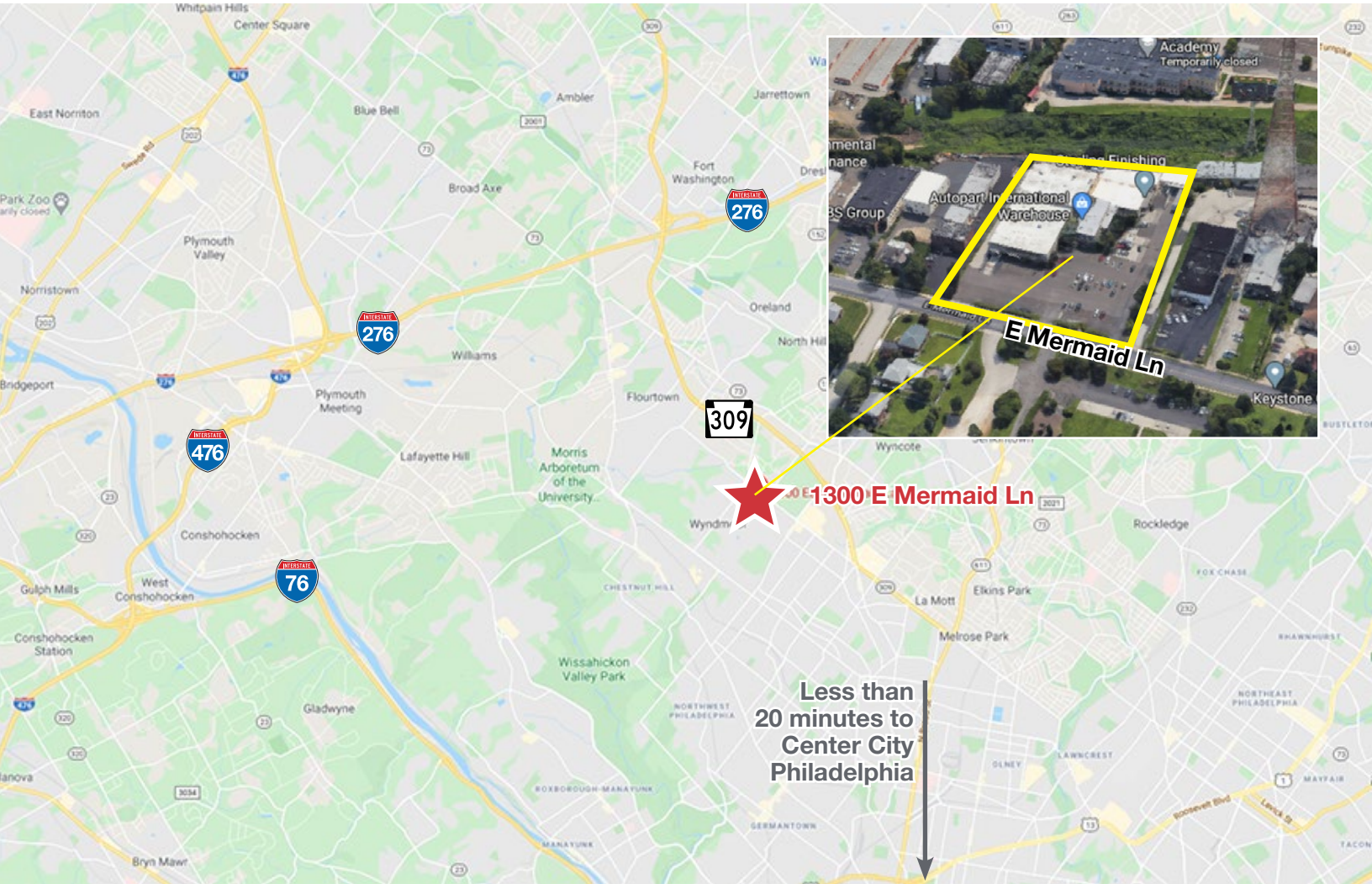
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