

TRI-COUNTY COMMERCE PARK

POTTSTOWN, PA | LOWER POTTS GROVE TOWNSHIP



FOR MORE
INFORMATION
CONTACT:

Leonard G. Redeyoff
First Vice President
T 610.251.5106
F 610.889.9168
len.redeyoff@cbre.com
Licensed: PA

Paul Touhey
Vice President
T 610.251.5126
F 610.889.9168
paul.touhey@cbre.com
Licensed: PA

CB Richard Ellis, Inc.
1200 Liberty Ridge Drive
Suite 320
Wayne, PA 19087
T 610.251.0820
Licensed Real Estate Broker

CBRE
CB RICHARD ELLIS



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LOADING AVAILABLE TO F/G BAYS

PROPERTY DESCRIPTION

PROPERTY ADDRESS: 1000 Armand Hammer Boulevard
 CITY, STATE: Pottstown, PA
 PROPERTY TYPE: Warehouse distribution
 CONSTRUCTION: Perimeter steel construction, with 12" masonry block curtain walls. Entire facade has 4" brick-face, with insulated steel panels on the east wall.

BUILDING DIMENSIONS:	(D x W)	
	<u>DIMENSIONS</u>	<u>SQUARE FEET</u>
BAY A: ⁽¹⁾	385' x 258'	98,685
BAY B:	385' x 279.5'	106,812
BAY C:	258' x 385'	98,685
BAY D: ⁽¹⁾	341' x 344'	115,955
BAY E:	341' x 251'	86,700
BAY F/G:	341' x 537'	180,000
BAY X:	194' x 232'	45,000
TECH CENTER:	78' x 200'	<u>15,000</u>
BUILDING SIZE:		746,837

COLUMN SPACING: Bays A through G: 21' 5" x 64'

LIGHTING:
 WAREHOUSE: Fluorescent fixtures throughout the facility. Metal halide fixtures also installed in Bays B & C.
 OFFICE: Recessed fluorescent fixtures

HEATING: In 2006, all new air-rotation units were installed throughout with the exception of X-Bay.

POWER:
 PRIMARY ELECTRIC: 33 KV primary service provided by PECO Energy. There are four substations in the building.
 SECONDARY ELECTRIC: Secondary service of 480/277 volts and 240/120 volts metered to each bay. There is 480 volt overhead buss duct distributed throughout.

**All occupied spaces are separately submetered.*

PARKING: Macadam paved on-site parking for over 1,100 vehicles, over 50 spaces for Trailer Parking and areas for outside materials storage.



EXISTING LOADING:

TAILGATE DOORS:	68
DRIVE-IN DOORS:	1

LOADING EXPANSION POTENTIAL

LOADING: +/-30

CONCRETE PADS: Yes

MINIMUM TRUCK COURT DEPTH: 140'

CLEAR HEIGHT: 22'

% OF OFFICE SPACE: 3%

SPRINKLER SYSTEM: The facility is 100% wet sprinklered with the west side of the warehouse (D-G Bays) comprising of a high density double combination fire suppression system. This consists of a density of 0.90gpm over 3,000 sq.ft. and a density of 0.60gpm over 5,000 sq.ft., which both are obtained. The east side of the warehouse (A-C Bays) also contains a hydraulic system comprising of a density of 0.48gpm over 3,500 sq.ft.

TRAILER STORAGE: 48 stalls with considerably more in new loading area.

RAIL: Yes, Norfolk Southern

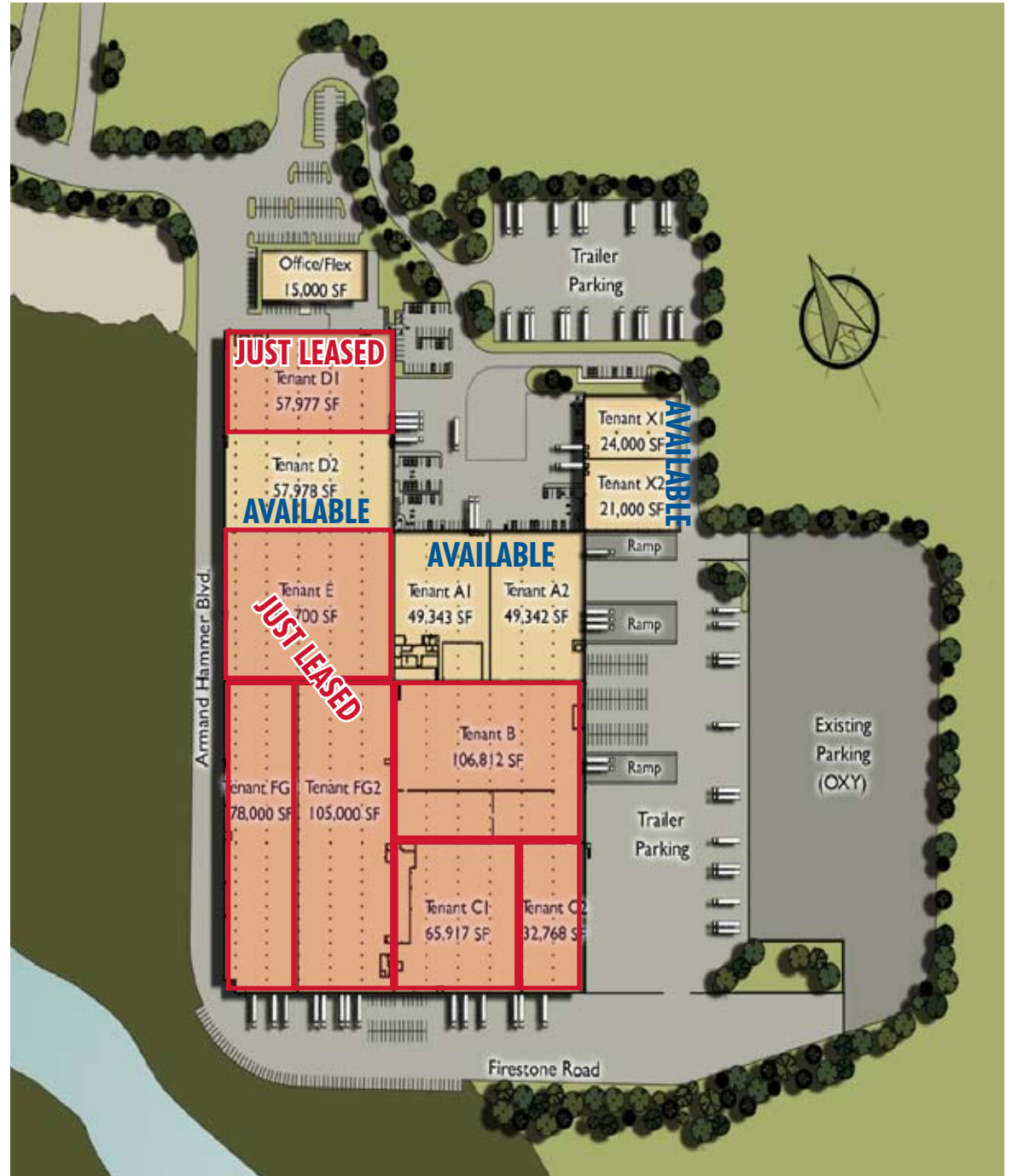
ROOF: New firestone fully adhered rubber membrane roof with 20 yr. warranty. Installed in 2009 on the majority of the building.

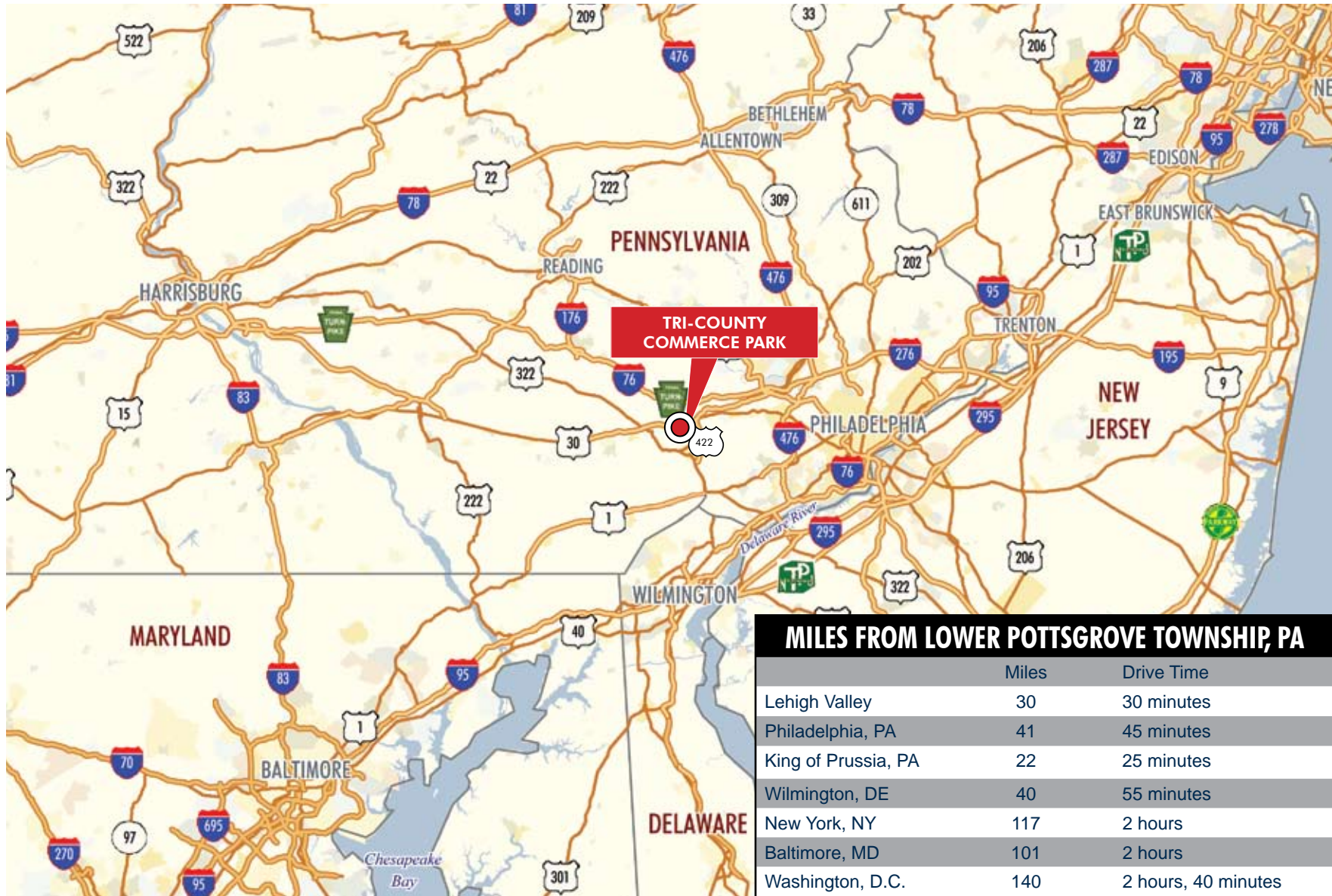
⁽¹⁾ Walls can be moved to accommodate various SF.

**TRI-COUNTY COMMERCE
TOTAL SPACE BREAKDOWN**

Bay	Total Space	Total Available
A	98,685	98,685
B	106,812	0
C	98,685	0
D	115,955	57,978
E	86,700	0
F & G	180,000	0
X	45,000	45,000
Tech. Ctr.	15,000	15,000
Total	746,837 SF	216,663 SF

**LEASED
SPACE**





TRI-COUNTY COMMERCE PARK





