

Located in the 422 Business Corridor, ½ mile from the Limerick/Linfield Exit. Within minutes of the PA Turnpike, Route 202, and King of Prussia via Route 422 Expressway. 15 miles north of King of Prussia and 33 miles north-west of Philadelphia. 120 miles south of New York City, and 140 miles north of Washington, DC.

Directions: Take the Limerick/Linfield Exit on Route 422 Expressway. Head South on North Lewis Road. Arrive at 475 North Lewis Road on your right in ½ mile.



215.542.8017 | www.industrialinvestments.com
532 Township Line Road | Blue Bell, PA 19422

INDUSTRIAL INVESTMENTS

475 NORTH LEWIS ROAD LIMERICK, PA 19468



- 169,312 sq. ft. Overall
- Units from 60,000 sq. ft. to 169,312 sq. ft.
- 1/2 mile from the Limerick/Linfield exit on Route 422 Expressway
- Ideal Regional Corporate Headquarters with Access to Major Suburban and Urban Markets.

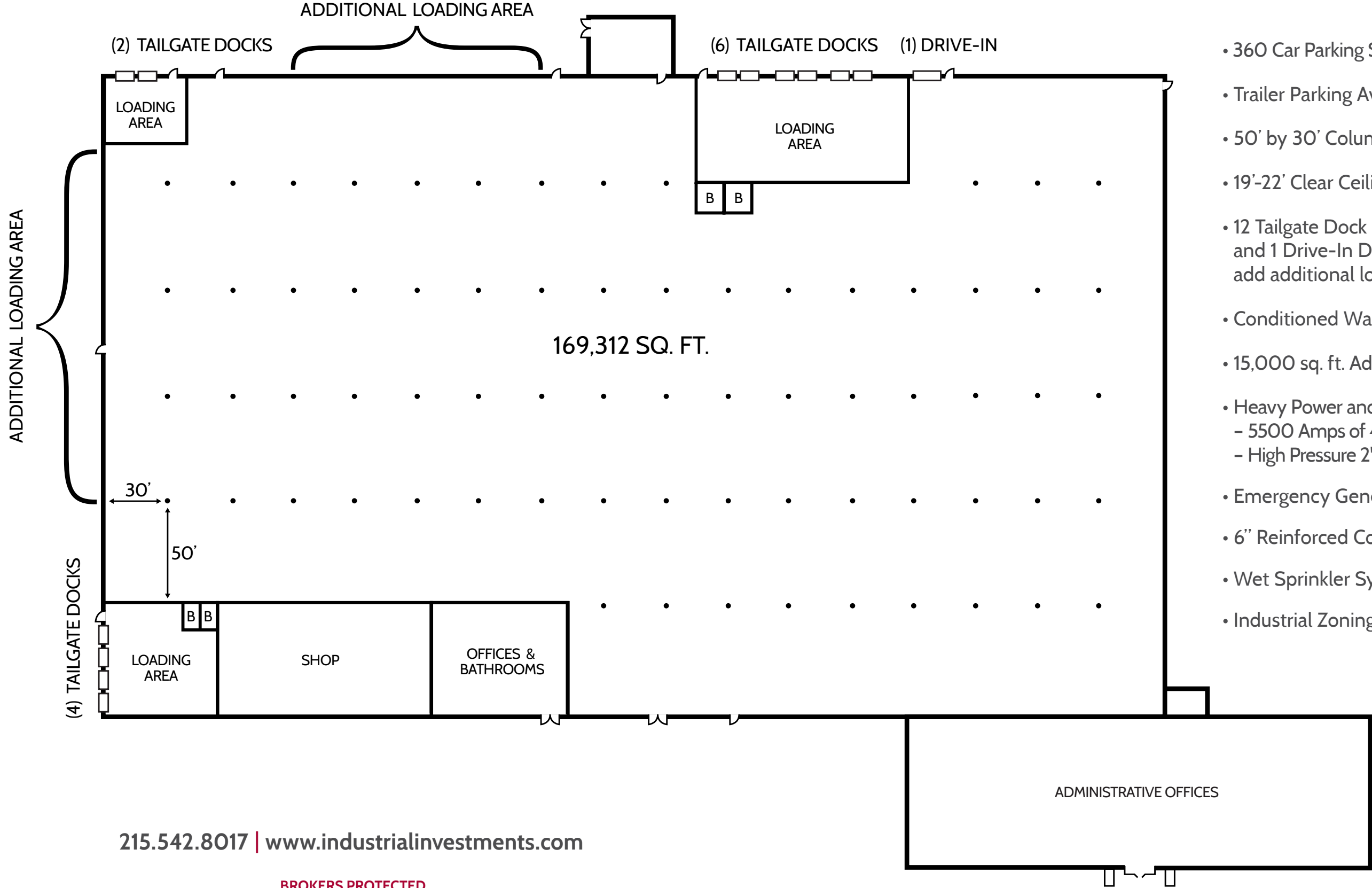


For more information please visit our website or call:

215.542.8017 | www.industrialinvestments.com
532 Township Line Road | Blue Bell, PA 19422

FEATURES

- 360 Car Parking Spaces on 17 Acre Site
- Trailer Parking Available
- 50' by 30' Column Spacing
- 19'-22' Clear Ceilings
- 12 Tailgate Dock Doors w/ Levelers and 1 Drive-In Door (ability to add additional loading)
- Conditioned Warehouse Space
- 15,000 sq. ft. Administrative Office
- Heavy Power and Utilities
 - 5500 Amps of 480/277 and 208/120 Volt
 - High Pressure 2" Gas Line
- Emergency Generator on Site
- 6" Reinforced Concrete Floor
- Wet Sprinkler System
- Industrial Zoning



215.542.8017 | www.industrialinvestments.com

BROKERS PROTECTED

The information herein is from sources deemed reliable, but is not guaranteed. All measurements are approximate.