

PRIME OFFICE/MANUFACTURING/WAREHOUSE BUILDING

465 Maryland Drive | Fort Washington | PA

**Commercial
Real Estate
Services**

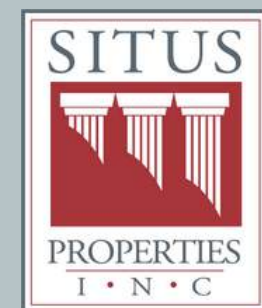
SALE



PROPERTY HIGHLIGHTS

- Single story building containing approximately 21,000 square feet.
- Situated on approximately 2.16 acres.
- Parking for 107 vehicles.
- In close proximity to the Fort Washington Interchange of the Pennsylvania Turnpike (I-276) and Route 309 providing access throughout the Philadelphia metropolitan area.
- Constructed in 1967 with additions in 1971 and 2000.
- Air-conditioned offices and heated storage space.
- Located in the Fort Washington Office Park adjacent to the FedEx Shop Center and minutes from the Fort Washington Post Office.
- SEPTA commuter rail service at the Fort Washington Station of the Lansdale Doylestown Line providing transportation to Doylestown, Lansdale, and Center City Philadelphia connecting to Bus Routes 94 (Montgomeryville to Chestnut Hill), 95 (Willow Grove Park Mall to Gulph Mills), and 201 (Fort Washington Office Center).

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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Side Entrance



Tailgate Loading



Rear Entrance



Drive-in Loading

- Drive-in and tailgate loading can be created.
- Fully wet sprinklered office area.
- Ceiling heights from 11' to 16'.
- 800 amps, 120/208 volt, 3 phase, 4 wire electric service.
- Stand-by natural gas generator with 100 AMP capacity.

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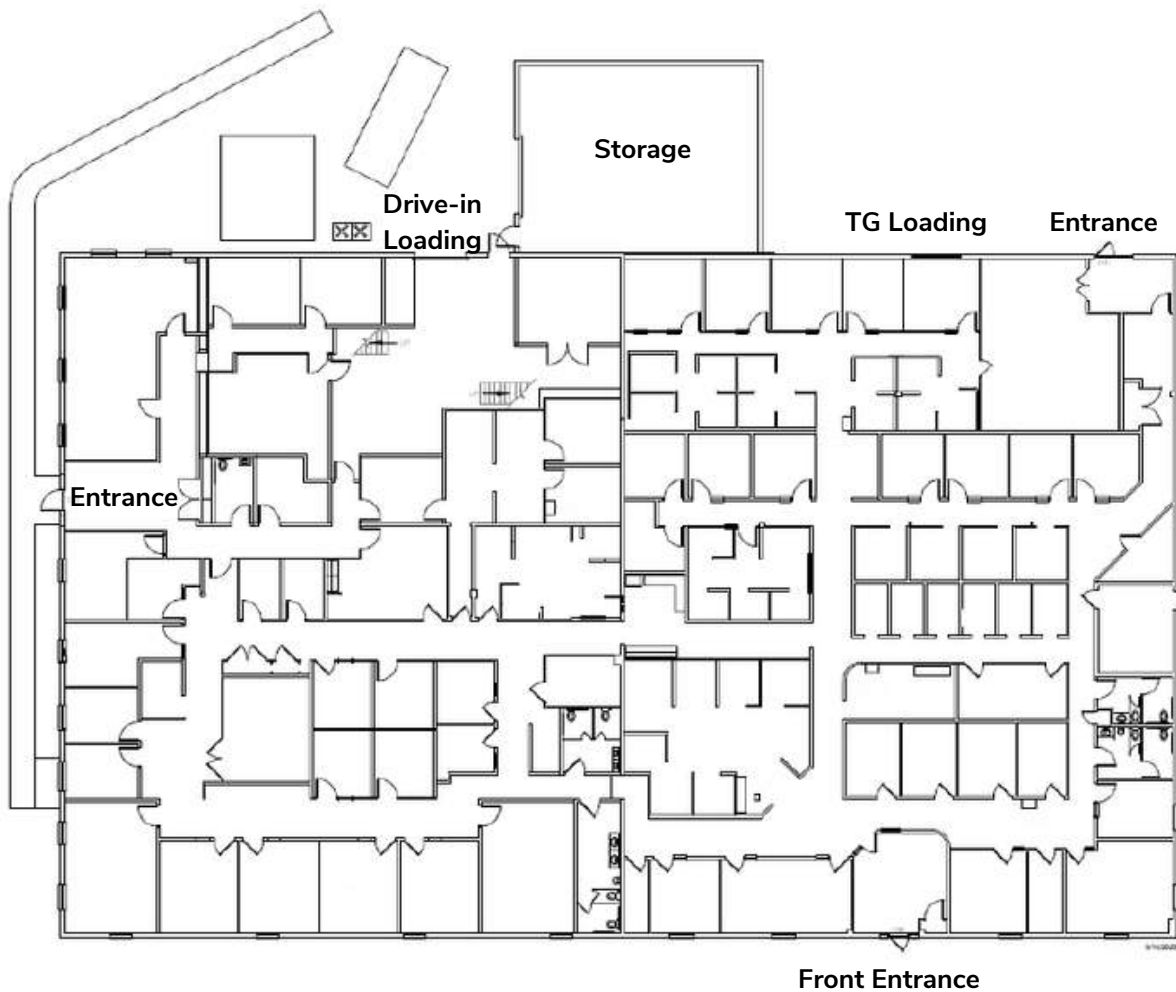


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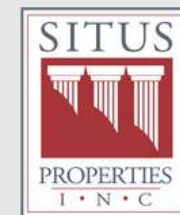
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*Not to scale



Site Plan



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