

**2997 FRANKS RD**  
HUNTINGDON VALLEY, PA

AVAILABLE FOR LEASE  
**INDUSTRIAL PROPERTY**

20,336 SF  
1.5 Acres

# PROPERTY HIGHLIGHTS

- **AVAILABLE WAREHOUSE SPACE:**

Approximately 11,000 SF

- **BUILDING SIZE:**

20,336 SF on 1.5 Acres

- **CRANES:**

One (1) 5-ton pendant operated Philadelphia Tramrail bridge crane with a span of 43', travel distance of 305' and clearance under hook of 12' 8". One (1) 5-ton pendant operated Morris Wheller bridge crane with a span of 43', travel distance of 305' and clearance under hook of 12' 8"

- **CEILING HEIGHTS:**

Approximately 19'7" sloping to 19'2" clear under steel purlins.

- **COLUMN SPACING:**

Clear span throughout warehouse portion

- **LOADING:**

Drive In: Two (2) electrically operated insulated steel sectional drive-in doors measuring 13' 8" x 13' 4".

Tailgate: Adequate room for the addition of tailgate loading docks.

- **HVAC:**

Office / Showroom Area: Heated and air-conditioned throughout by two (2) York rooftop mounted natural gas fired package units which were installed approximately 2003. One (1) unit provides an output of 4 tons and 99,000 BTU's. One (1) unit provides an output of 3 tons and 79,000 BTU's. Plant/Warehouse Area: Front portion of plant/warehouse area is heated by a combination of natural gas-fired Re Verber Ray radiant unit heaters and Re Verber Ray radiant tube units.

- **INTERIOR LIGHTING:**

Office Area: 2' x 2' and 2' x 4' fluorescent fixtures throughout.

Plant/Warehouse Area: Mercury Vapor fixtures throughout.

- **OFFICE:**

Approximately 2,565 square feet containing three (3) private offices, one (1) conference room and a large bullpen / showroom area. Office finishes include painted drywall and 2' x 2' acoustical ceiling tiles.

- **TOILET FACILITIES:**

*Office / Showroom Area:* One (1) facility containing one (1) water closet, one (1) lavatory and one (1) stall shower currently enclosed by drywall. One (1) private restroom serves a private office and contains one (1) water closet and one (1) lavatory.

*Plant / Warehouse Area:* One (1) restroom featuring one (1) water closet and one (1) lavatory. Sewer line in place to accommodate expansion of plant restroom facilities.

- **WATER:**

3/4" copper line connected to an 8" main.

- **SEWER:**

4" service line connected to a 4" lateral connected to 8" main. Service provided by Lower Moreland Township

- **ELECTRICAL SERVICE:**

Two (2) separate electrical services. One (1) main disconnect providing 600 amp 120/240 volt, 3 phase, 4 wire service. One (1) main disconnect providing 200 amp 120/240 volt, single phase, 3 wire service. Service provided by PECO Energy. GAS: Three (3) separately metered 1" lines connected to a 6" main. Service provided by PECO Energy.

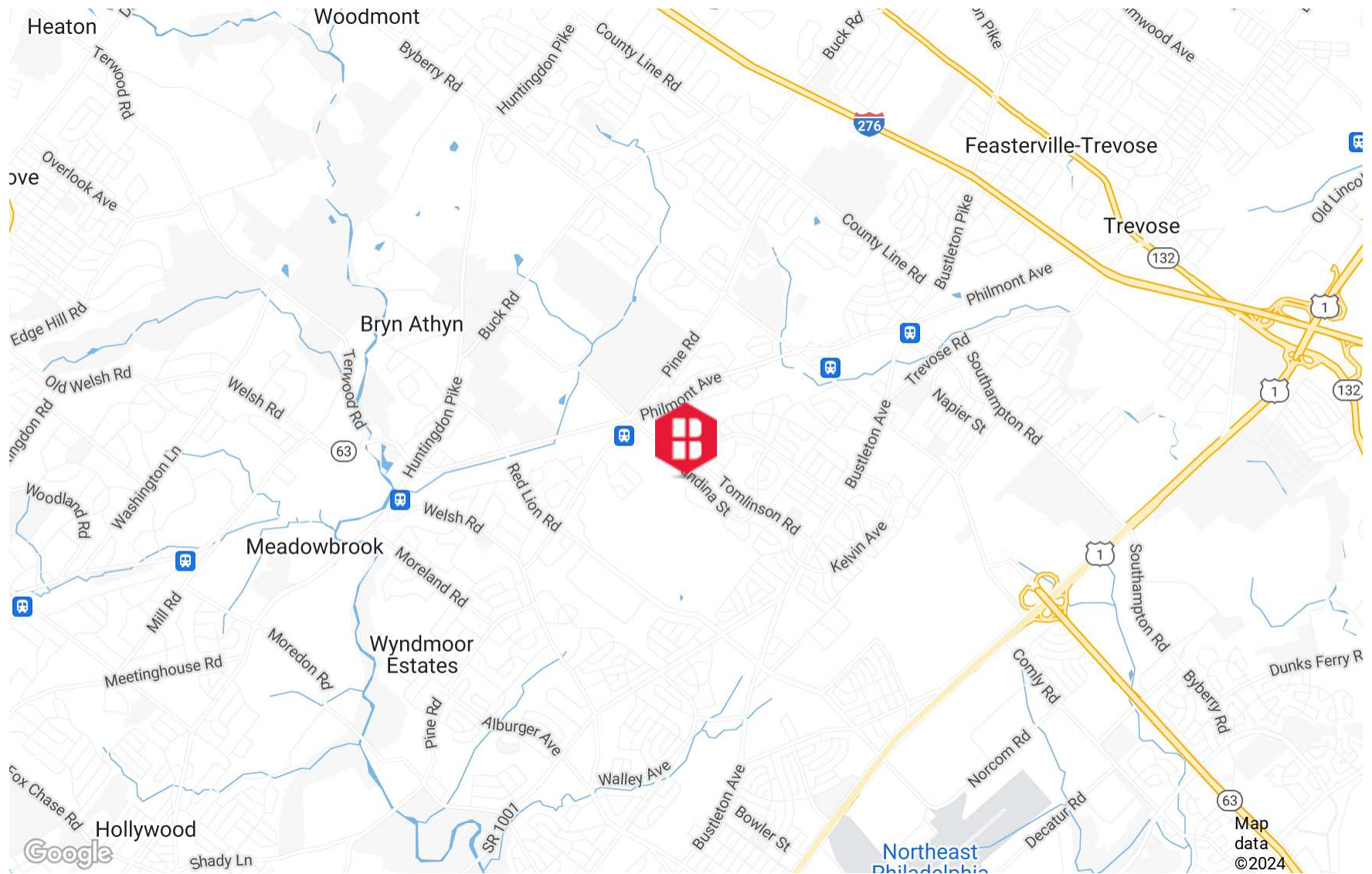
- **TAXES:**

\$32,356 – (estimated 2024) – Lower Moreland Township

# ADDITIONAL PHOTOS



# AREA MAP



# CONTACT



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