



10,000 Sq. Ft.

1957 Pioneer Road Building D
Huntingdon Valley Industrial Center
Huntingdon Valley, PA

Description:

10,000 Sq. Ft. modern warehouse/manufacturing facility

Office:

2,705 square feet

Location:

Easy access to the Willow Grove exit of the PA Turnpike, I-95, County Line Road and Huntingdon Pike.

Toilet Facilities:

Two (2) restrooms

Loading:

One (1) 12'x14' drive-in garage door, one (1) 10'x10' tailgate door.

Power:

One (1) 400 amp, 120/208, 240/480
Three (3) phase, 75KVA transformer, 15 KVA transformer 7.5 KVA transformer

Parking:

In excess of nineteen (19) cars

Lighting:

Fluorescent throughout

Ceiling Height:

16'-8" minimum clear height

Heating:

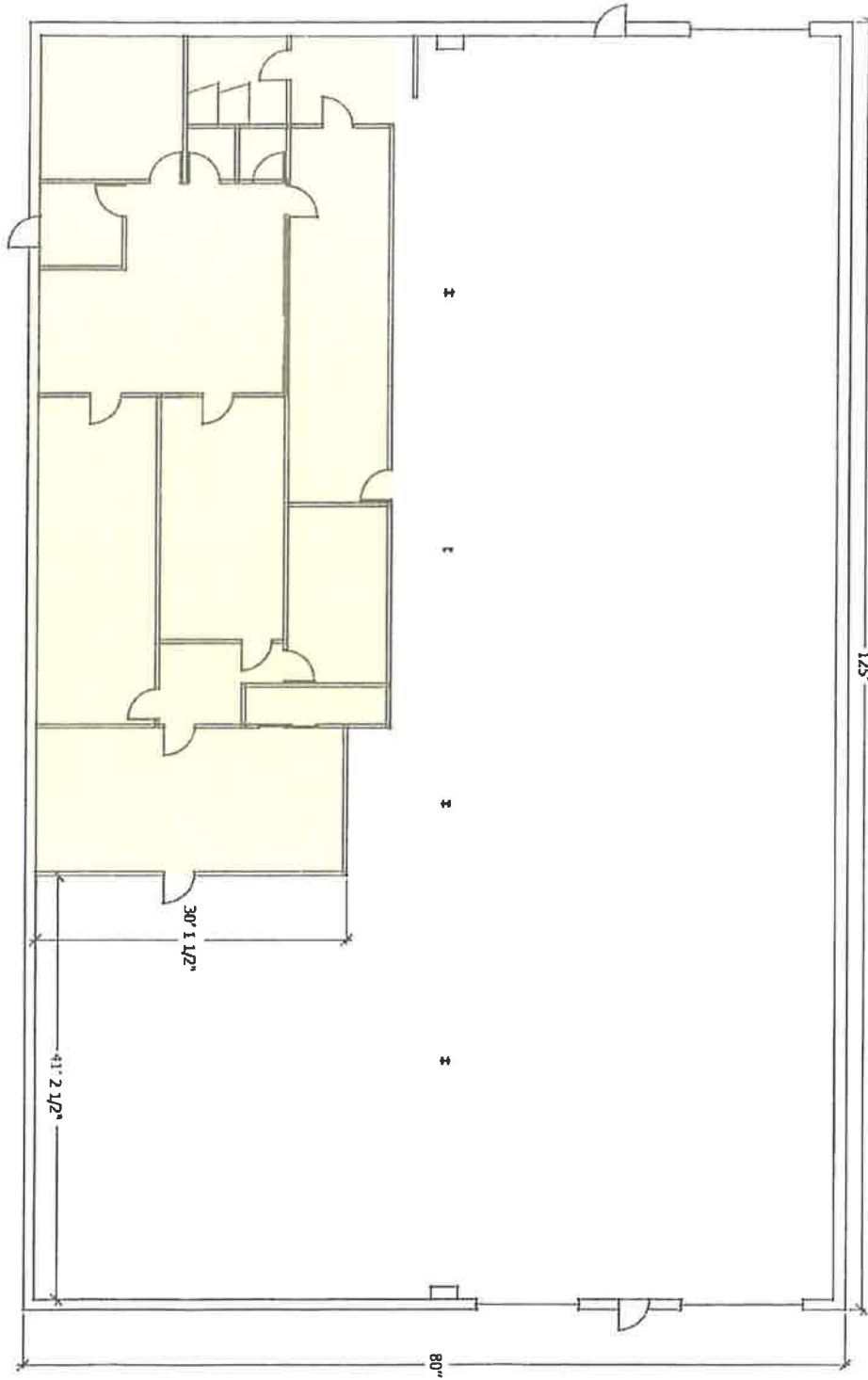
Propane gas

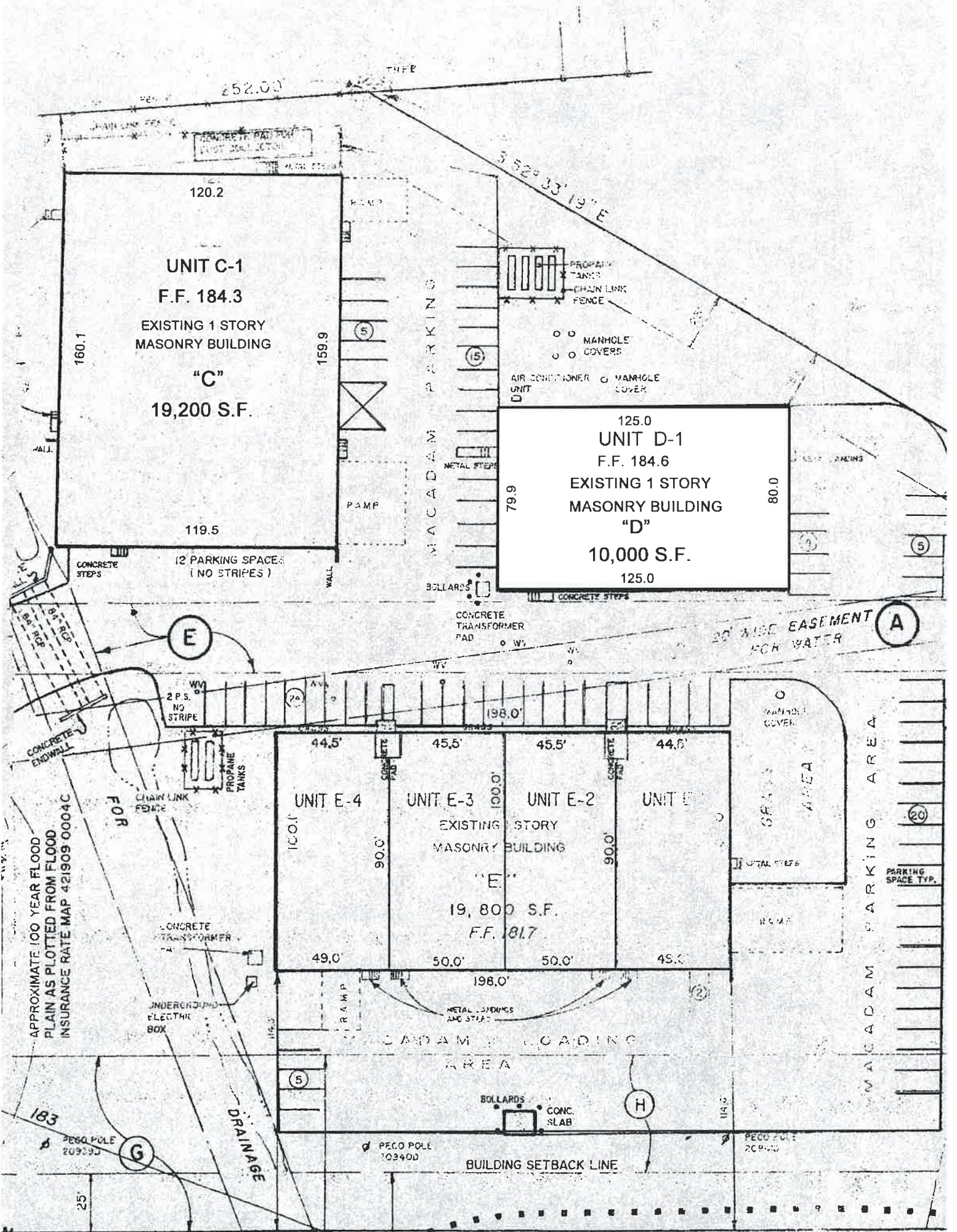
Sprinkler System:

Water/Sewer:

Public

Exhibit "B"
1957 Pioneer Road, Building D





APPROXIMATE 100 YEAR FLOOD
PLAIN AS PLOTTED FROM FLOOD
INSURANCE RATE MAP 421909 0004C

FOR

MACADAM LOADING
AREA

BUILDING SETBACK LINE

20' WIDE EASEMENT
FOR WATER

MACADAM PARKING AREA

PARKING SPACE TYP.

25'

183
PECO POLE
20939J

PECO POLE
10340D

PECO POLE
20939J

UNIT C-1
F.F. 184.3
EXISTING 1 STORY
MASONRY BUILDING
"C"
19,200 S.F.

125.0
UNIT D-1
F.F. 184.6
EXISTING 1 STORY
MASONRY BUILDING
"D"
10,000 S.F.
125.0

UNIT E-4 UNIT E-3 UNIT E-2 UNIT E-1
EXISTING 1 STORY
MASONRY BUILDING
"E"
19,800 S.F.
F.F. 181.7