

# INDUSTRIAL PROPERTY AVAILABLE



## 201 N 4th Avenue, Royersford, PA

**Rental Rate:** \$2.50/SF/NNN | **Sale Price:** \$3,350,000

### FEATURES:

Building Square Footage: 124,500 ± SF  
Available: 32,336 ± SF (divisible)  
Columns: 55'w bays  
Warehouse Clearance: 20', 29', 38' (see page 4)  
Loading: 6 Docks  
10 Drive-ins  
Zoning: I (Industrial)  
Estimated NNN Fees: \$0.60 per SF/yr  
Features: 4 cranes; 25 tons (5-10 ton hooks)  
Ample Parking  
Yard Space

**BUILDING:** Up to 32,336 SF of industrial space available. Building sits on 14.31 acres and offers efficient layout with generous lease flexibility.

**LOCATION:** Excellent location near Route 422 and 724. It is within walking distance of Schuylkill River Trail.

### Contact:

John Lieberman  
610.225.0901  
[Johnlieberman@liebermanearley.com](mailto:Johnlieberman@liebermanearley.com)

**LIEBERMAN EARLEY & COMPANY**

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

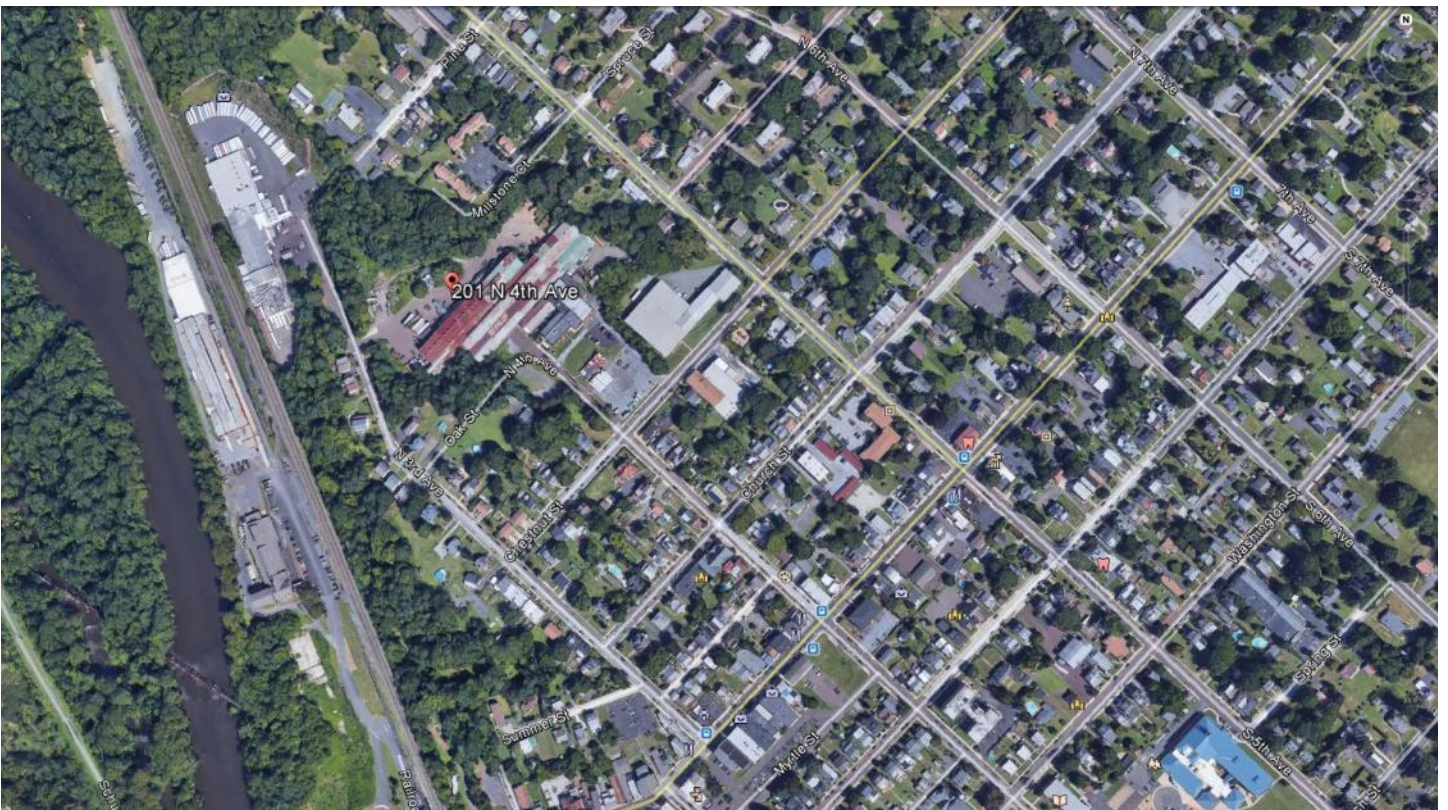
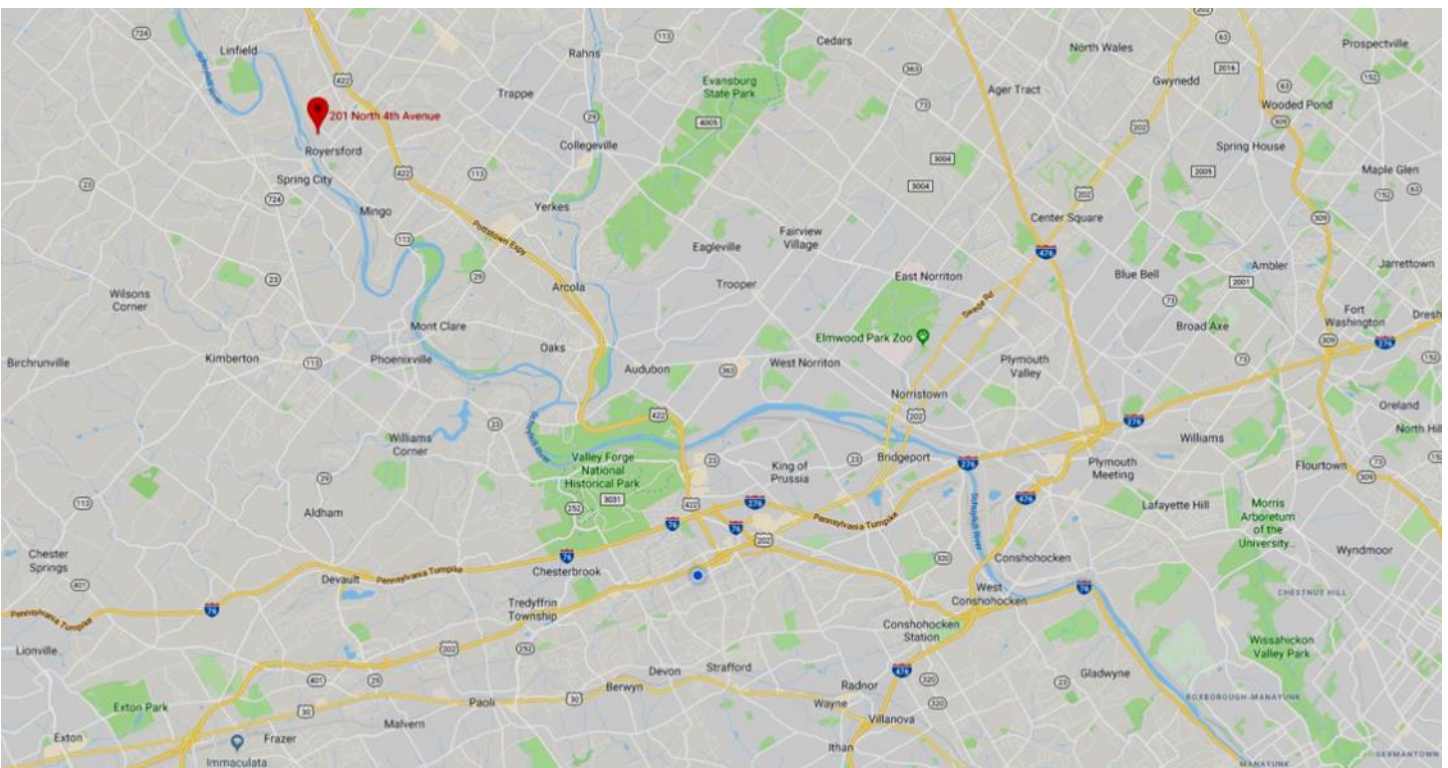
Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

# 201 N 4th Avenue | Royersford Warehouse | 115,000 ± SF Available



Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

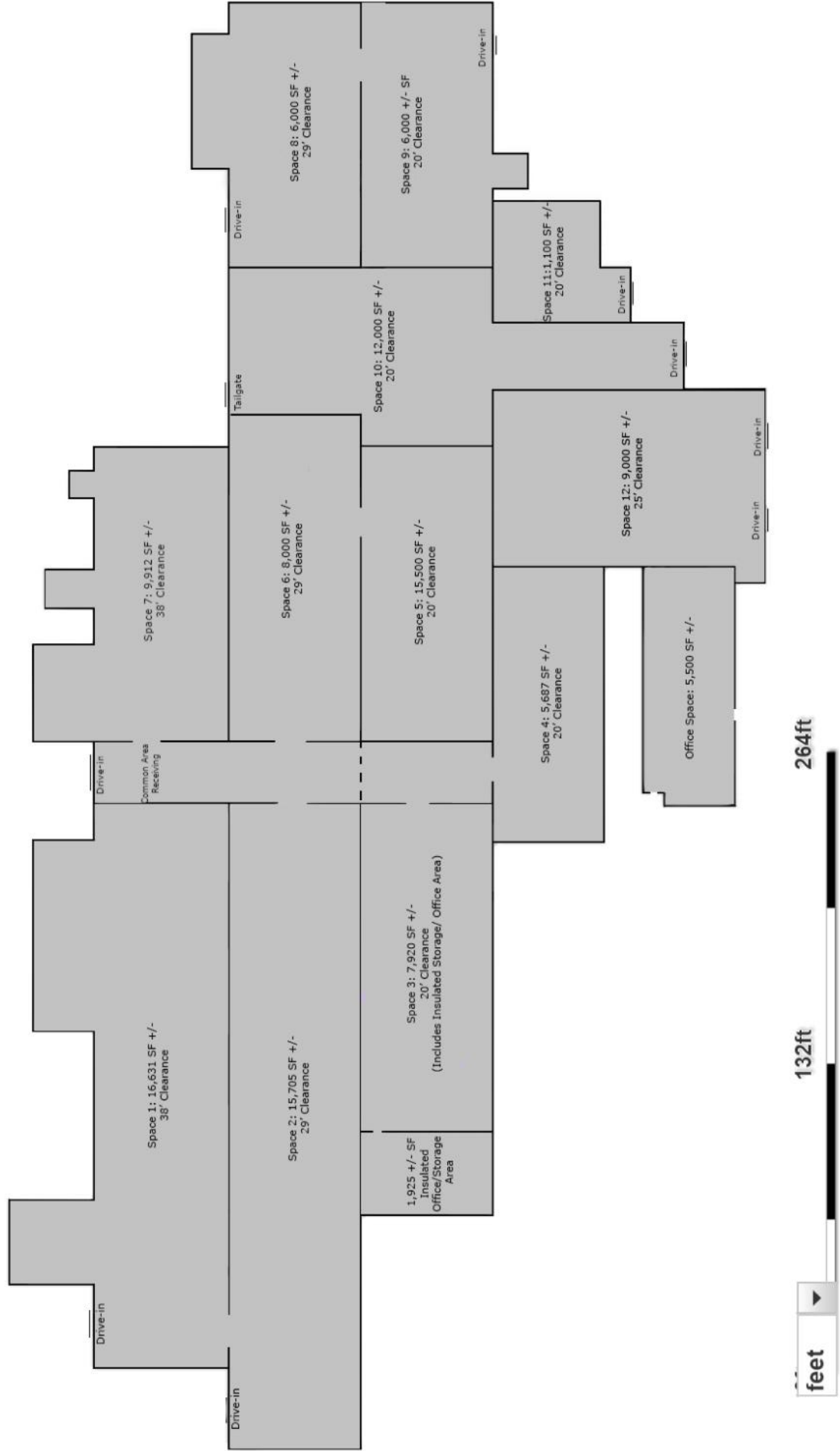
# 201 N. 4th Ave, Royersford



**LIEBERMAN EARLEY & COMPANY**  
The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

# 201 N. 4th Ave, Royersford | Warehouse Floor Plan



Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

# 201 N. 4th Ave, Royersford | 5,500 ± SF Office Floor Plan

