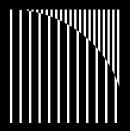
### Industrial | Eastern Montgomery County

# 108 West Basin Street







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# INDUSTRIAL BUILDING EASTERN MONTGOMERY COUNTY

# 108 W. Basin Street



Location 108 W. Basin Street,

Norristown, PA 19401

Size: Land

14,880 square feet (0.34 acres)

Rectangular corner parcel

Size: Improvements 11,246 ft of gross building area.

Includes 1,133 ft of mezzanine

office space.

Ceiling Height: 14 FT

Loading Facilities: Two (2) 13' X 12' overhead doors

One (1) 12' X 12' overhead door

One (1) 13' X 12' overhead door leading to

interior loading dock.

Power: Three (3) 200 AMP incoming electric service

Utilities: All municipal utilities are available and

connected to the site.

Accessibility: The site has one means of ingress and egress along W. Basin Street,

one means of ingress and egress along Cherry Steet, and one means of ingress and egress along Cherry Alley.

Site Improvements: Site improvements consist of concrete curbs and sidewalks and

driveway. The side of the site has asphalt paved parking accessed

from Cherry Alley.

Price: \$1,200,000

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#### **INDUSTRIAL | EASTERN MONTGOMERY COUNTY**

# 108 W. Basin Street



108 W. Basin is a one story industrial building containing 11,246 sq ft of gross building area located just off Markley Street, the main thoroughfare running through the Norristown section of Eastern Montgomery County, PA. The building features a 1,133 sq ft mezzanine office space, 14 ft ceilings, open floor plan, four overhead doors for loading and unloading, and a water well.

#### **Features**

#### Open Floor Plan

14 ft high ceilings with unobstructed floor plan.

#### Water User-Friendly

The current owner is a live fish exporter and the building has approvals and capabilities for large amounts of water usage. Because of this a business who needs large amounts of water can successfully operate at this location. Ideal for:

- Landscaper/Landscape architect
- Agricultural Grower
- Florist Business
- Restauranteur/Caterer
- Commissary
  - Ample Free Parking
  - Easy Access from Rt 202
  - Close to PA Turnpike and Rt 476





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