



Industrial | Eastern Montgomery County

# 108 West Basin Street



**Evan Segal**  
Commercial Agent  
M: 215.704.2080  
[evan.segal@compass.com](mailto:evan.segal@compass.com)

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**INDUSTRIAL BUILDING  
EASTERN MONTGOMERY COUNTY**

**108 W. Basin Street**



<b>Location</b>	108 W. Basin Street, Norristown, PA 19401
<b>Size: Land</b>	14,880 square feet (0.34 acres) Rectangular corner parcel
<b>Size: Improvements</b>	11,246 ft of gross building area. Includes 1,133 ft of mezzanine office space.
<b>Ceiling Height:</b>	14 FT
<b>Loading Facilities:</b>	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.
<b>Power:</b>	Three (3) 200 AMP incoming electric service
<b>Utilities:</b>	All municipal utilities are available and connected to the site.
<b>Accessibility:</b>	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.
<b>Site Improvements:</b>	Site improvements consist of concrete curbs and sidewalks and driveway. The side of the site has asphalt paved parking accessed from Cherry Alley.
<b>Price:</b>	\$1,200,000

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# 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

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- **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
- Restaurateur/Caterer
- Commissary

- **Ample Free Parking**
- **Easy Access from Rt 202**
- **Close to PA Turnpike and Rt 476**



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