



**411 Yerkes Road
King of Prussia
Montgomery County, PA**

Property Description:	One-story 50,000 +/- SF free-standing industrial building
Lot Size:	2.8+/- acre lot, with parking for approximately 40 cars.
Construction:	Pre-engineered steel construction, with masonry wainscot
Roof:	Standing seam metal roof
Ceiling Height:	Approx. 25', sloping to 17' 3"
Floor	8" reinforced concrete floor
Column Spacing:	25' x 50'
Loading:	Five (5) 8' x 8' tailgate docks with One (1) having an edge of dock leveler. Four (4) 8' x 10' tailgate docks with Three (3) having edge of dock levelers One (1) 8' x 8' van-height loading dock. One 12' x 14' drive-in door All tailgate docks are covered.
Lighting:	T-5 fluorescent fixtures in warehouse
Electrical Service:	3-Phase, 480-Volt, 800-Amp service



HVAC:	Natural gas heating in warehouse Combination gas heating and electric A/C in offices
Fire Protection:	Wet sprinkler system throughout
Office Space:	Approx. 4,000+/- sf of modern air-conditioned office space, with an additional approx. 2,000 +/- sf of showroom. Finishes includes carpeting, vinyl-tile flooring, dropped ceiling tiles and recessed fluorescent lighting. There is a mix of private offices, conference rooms, break room and restrooms.
Sewer Service:	Public Sewer provided by Upper Merion Township.
Water Service:	Public Water provided by Aqua/PA.
Zoning:	LI – Limited Industrial
Taxes	\$27,654 (2020)
Location:	Superbly located within minutes of the region’s most prominent roadways, including I-276 (Pennsylvania Turnpike), I-76 (Schuylkill Expressway), I-476 (“The Blue Route”/Northeast Extension of Pennsylvania Turnpike), Routes 202, 422, 363 and 100. The entire Eastern seaboard is easily accessible and served from this location. King of Prussia is an ideal location to provide rapid access to a major MSA with a population over 6 million. There are numerous nearby amenities and conveniences, including a variety of dining, shopping, banking, lodging and housing options.