



2546 General Armistead

Norristown, PA 19403

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Premier Norristown Office/Flex Building Available for Sale

- 33,280 SF Flex Building
- +/- 13,700 SF of Office



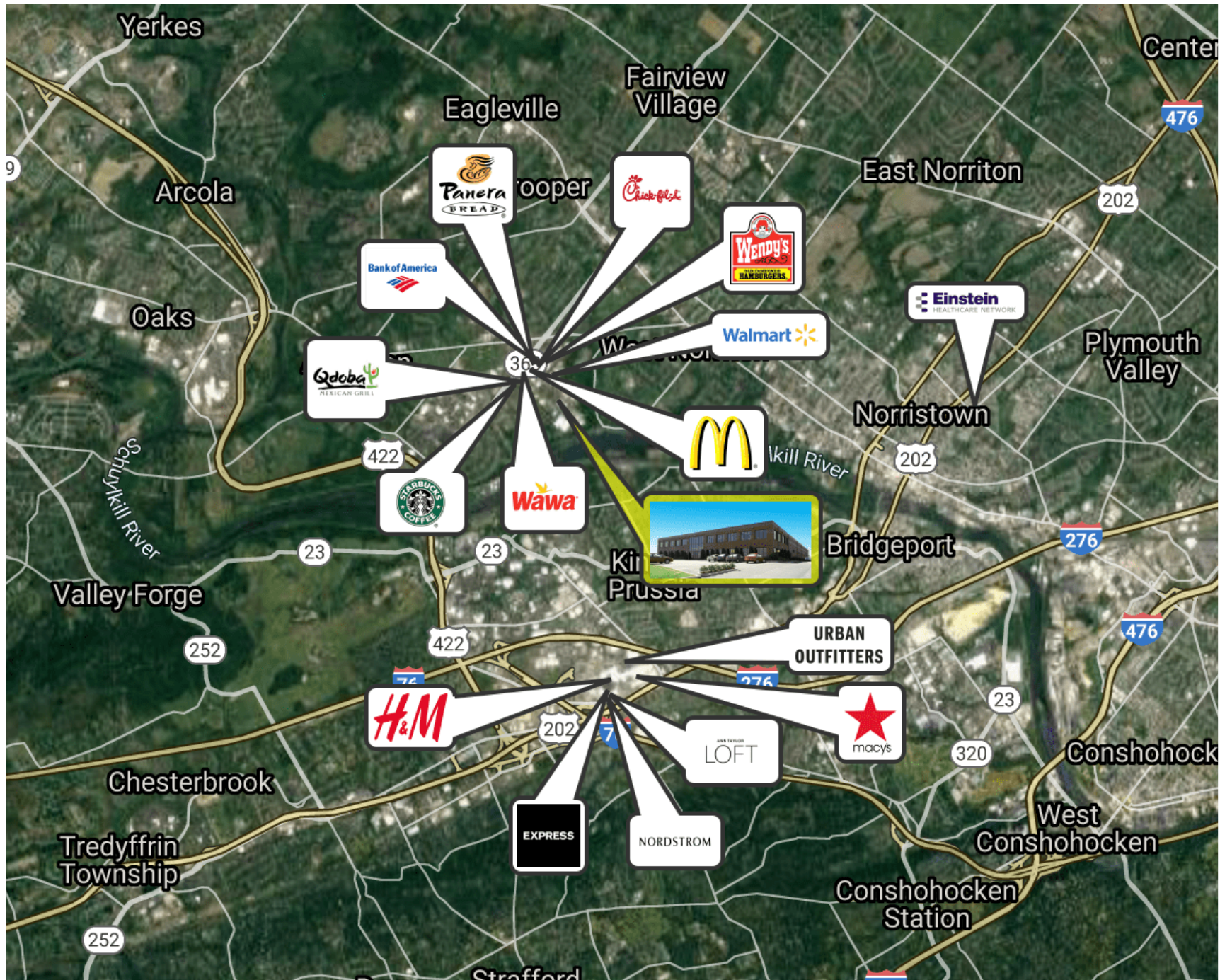
PROPERTY INFORMATION

- 4 Dock Doors
- 2 Drive In
- 18' Clear Height
- Situated on 2.07 Acres
- 55 Surface Parking Spaces
- Natural Gas Fired Warehouse Heaters
- 3 Phase, 600 Amp Building Power
- Zoned Limited Commercial and Industrial (LC&I)
- 30' x 40' Column spacing
- Roof Replaced in August of 2019

Notable Location Distances

- Route 422 – 1.5 Miles
- PA Turnpike/Valley Forge Interchange – 5 Miles
- Philadelphia International Airport – 30 Miles
- Downtown Philadelphia – 23 Miles

AREA AMENITIES

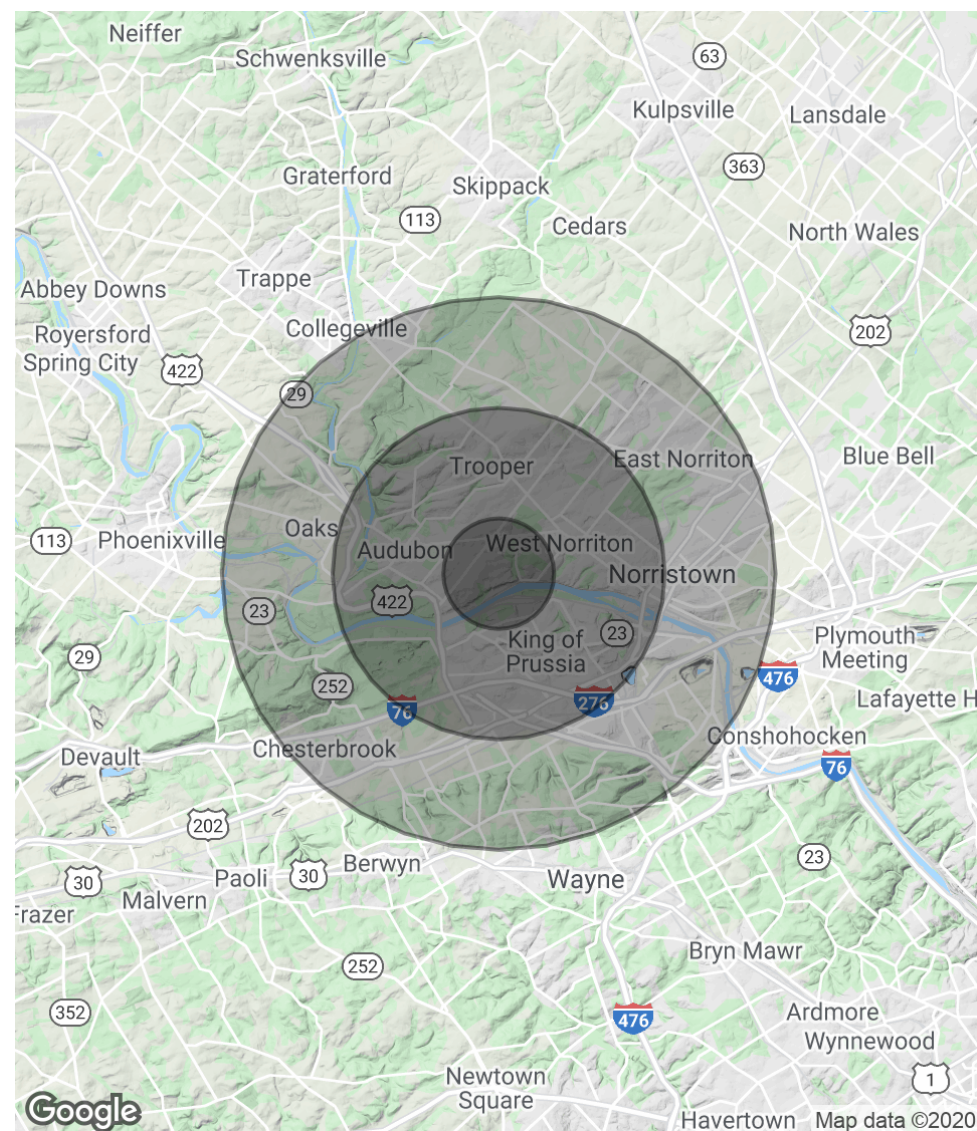


DEMOGRAPHICS

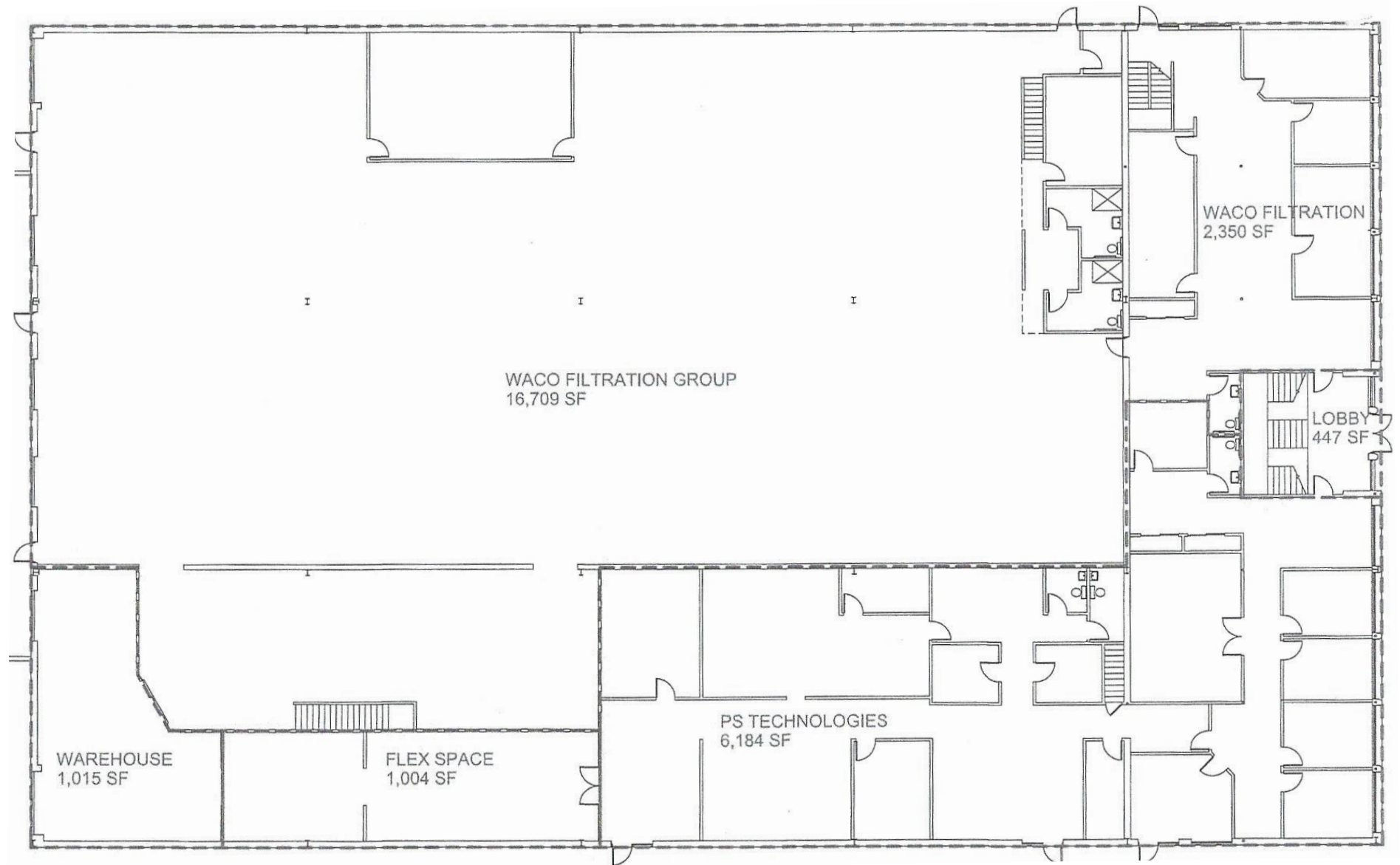
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,856	62,343	167,415
Average age	42.1	40.0	38.1
Average age (Male)	38.7	37.9	36.5
Average age (Female)	45.2	42.3	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,985	25,410	67,179
# of persons per HH	2.3	2.5	2.5
Average HH income	\$90,198	\$86,740	\$90,472
Average house value	\$294,516	\$301,628	\$361,922

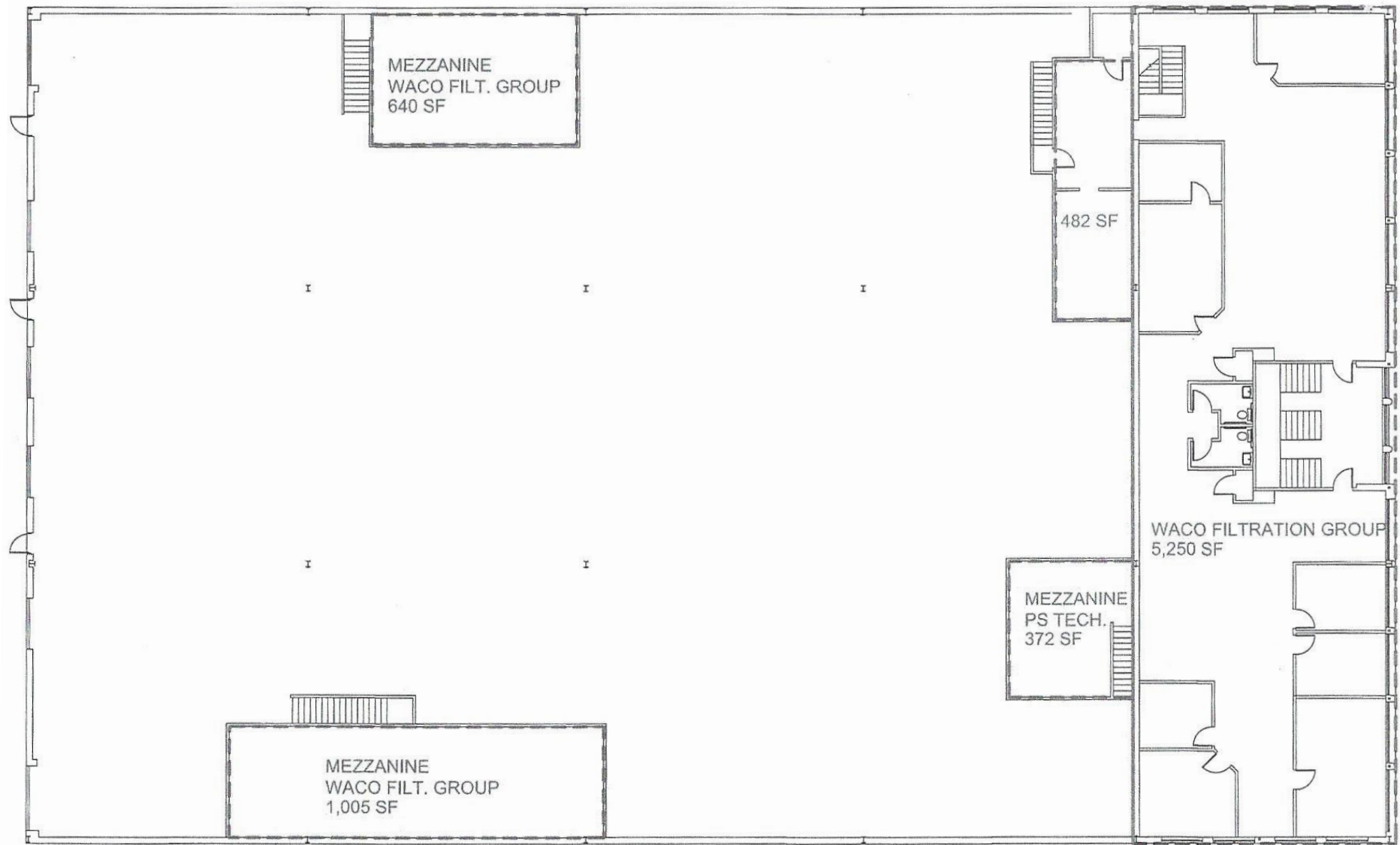
* Demographic data derived from 2010 US Census



1st Floor Floor Plan



2nd Floor Floor Plan







For More Information



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