



PERNAFREDERICK
COMMERCIAL REAL ESTATE

LIGHT INDUSTRIAL BUILDING FOR SALE

625 W BEECH STREET, NORRISTOWN, PA 19401



BUILDING SUMMARY

AVAILABLE SF: 7,795 SF

LAND AREA: 17,800 SF

SALE PRICE: \$875,000

ZONING: LIGHT INDUSTRIAL

PROPERTY OVERVIEW

The site contains a land area of approximately 17,800 SF with 166.00 feet of frontage along Beech Street between George and Kohn Streets. One-story, concrete block and frame, office-warehouse building with 7,795 SF, of which 28.3% is finished office space.

The office section includes front entry and office area, two rest rooms, private office with drafting table, file room, kitchenette, bathroom with stall shower, reception area, hallway to a conference room, and three private offices.

The warehouse section includes receiving area, warehouse storage divided into two sections with a wood frame mezzanine level along the southeastern building elevation with three drive-in doors, as well as rail access.

Office Area: 2,203 SF

Warehouse Area: 5,592 SF

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