

# CAPITAL

Commercial Real Estate Group

**610-359-9700**

www.CapitalComRe.com

**\*AVAILABLE FOR SALE\***

## Industrial Warehouse For Sale

Location: 2 Portland Road, Conshohocken, PA 19428

**OFF  
MARKET!!**



### PROPERTY HIGHLIGHTS:

- ✓ +- 4,000sf Industrial Building with 4,000sf Covered Loading Dock Area for Sale in Conshohocken.
- ✓ Building Sits on 1 Acre of Land with Option for Building Footprint Expansion.
- ✓ Consistent 15'11" Ceiling Height Across the entire warehouse.
- ✓ Equipped with a Covered Loading Dock for Easy Shipping and Receiving.
- ✓ Zoned for Industrial Use, Ideal for Manufacturing, Distribution, or Storage.
- ✓ Exclusive off-market opportunity with limited competition.



**SALE PRICE: \$1,499,000.00**



### AGENT CONTACT

Christopher Armas  
561-945-2346  
Armas888@gmail.com

www.capitalcomre.com

3748 West Chester Pike Newtown Square, PA 19073 \* Phone: 561-945-2346 \* Fax: 610-359-9750

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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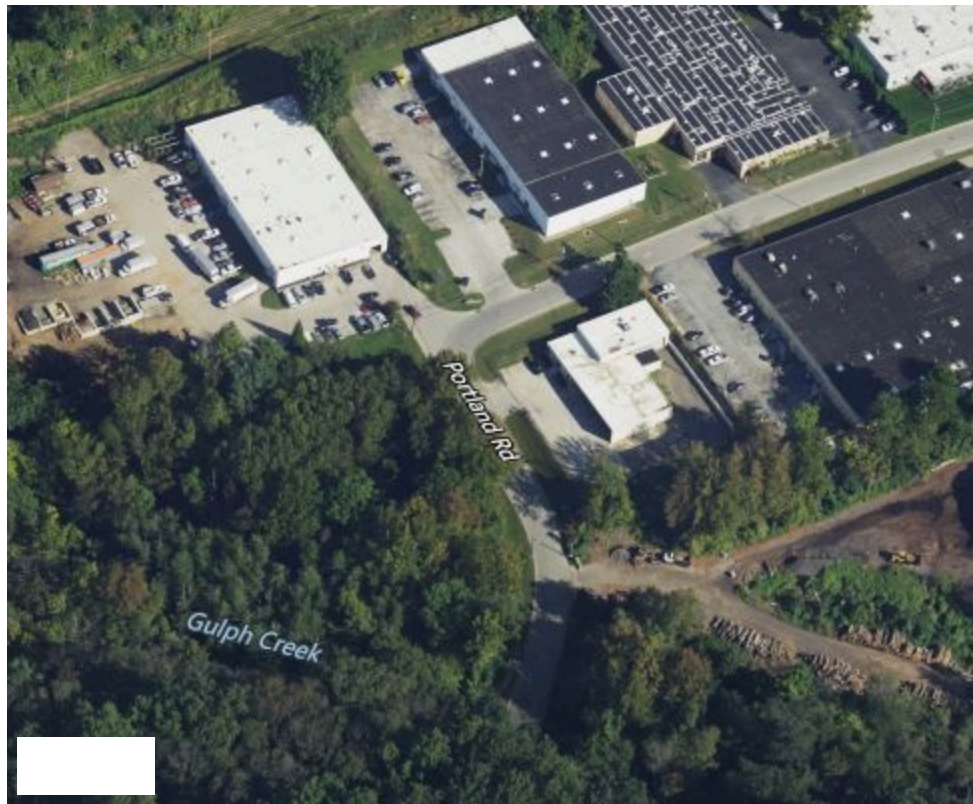
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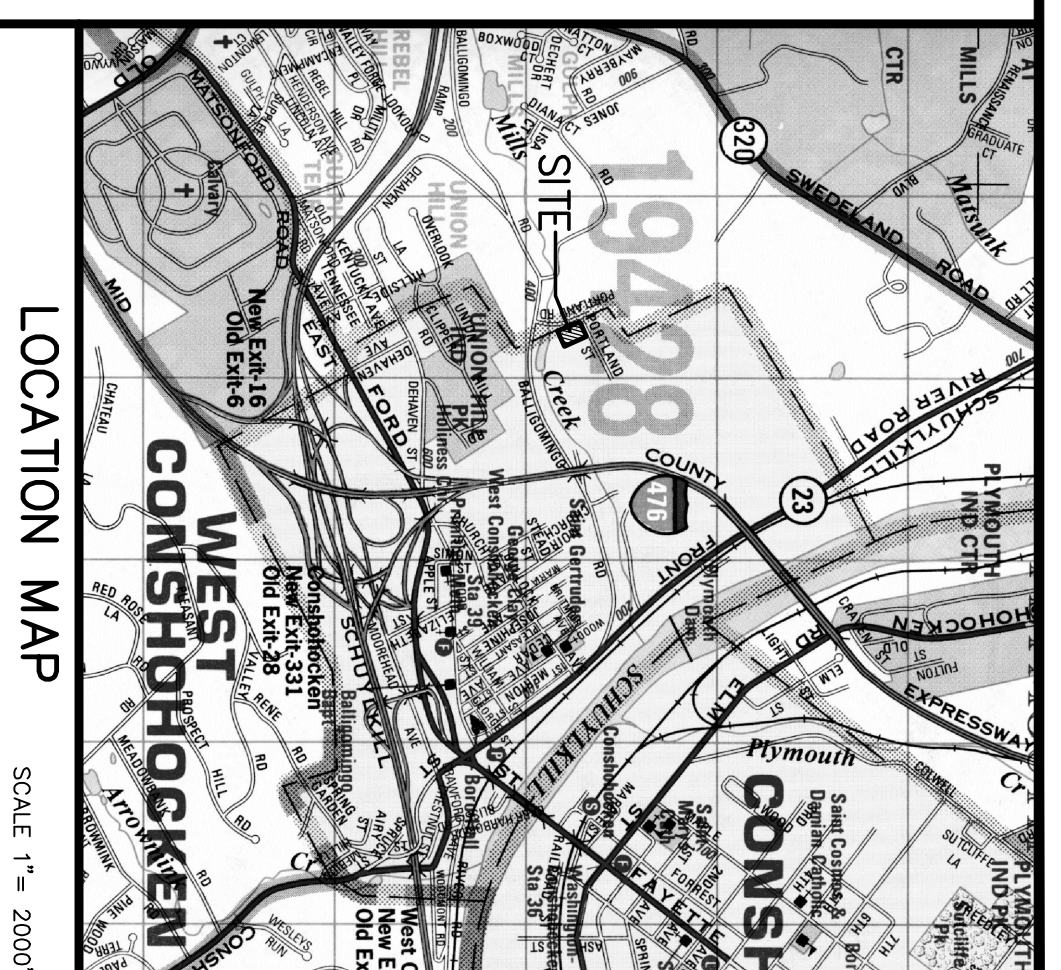
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# Bird's Eye Map View

2 PORTLAND RD CONSHOHOCKEN PA 19428





LOCATION MAP SCALE 1" = 2000'

**L1 - LIMITED INDUSTRIAL ZONING DISTRICT**

MIN. LOT AREA	30,000 SQ. FT.	REQUIRED	43,561 SQ. FT.
MIN. LOT WIDTH	80 FT. (AT BLDG. LINE)	REQUIRED	168 FT. +/-
MIN. YARD SETBACKS:			
FRONT	25 FT.	REQUIRED	25.4 FT. +/-
SIDE	10' MIN. 25' AGG.	REQUIRED	12 FT. +/- AGG. N/A
REAR	25 FT.	REQUIRED	20.384' +/-
MAX. BUILDING COVERAGE	50%	REQUIRED	50%
MAX. BUILDING HEIGHT	35 FT.	REQUIRED	< 35 FT.

NOTE: PORTAL IN LIMITED INDUSTRIAL DISTRICT OF THE WEST CONSHOHOCKEN ZONING ORDINANCE DOES NOT INCLUDE A MAXIMUM INFREQUENT COVERAGE REQUIREMENT.

- NOTES**
1. BEING: MONTGOMERY COUNTY PARCEL NO. 24-00-02228-00-7, TAX MAP/PARCEL 24-1-10
  2. PORTLAND ROAD
  3. BOUNDARY PLOTTED FROM SCHEDULE A DESCRIPTION IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 24818FN, COMMITMENT DATE 3/2/2015.
  4. CONTOURS PLOTTED FROM USGS DATA PUBLISHED BY PASQA.
  5. IMPROVEMENTS FROM 2015 DWRFC AERIAL PHOTOGRAPHY.
  6. BY GEOPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA). THE PREMISES LIES WITHIN AN AREA DESIGNATED "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 4202903054G, EFFECTIVE DATE: 3/2/2016.
  7. LOT AREA = 43,561 SQ. FT. = 1,000 AC.

**EXISTING FEATURES LEGEND**

--- 210 ---	EXISTING 2' CONTOURS
--- 10' ---	EXISTING 10' CONTOURS
---	APPROXIMATE EXISTING EDGE OF PAVING
---	APPROXIMATE EXISTING EDGE OF GRAVEL
---	STEEP SLOPES 15-25%
---	STEEP SLOPES 25% AND GREATER

**NOTE TO USER OF THESE PLANS:**

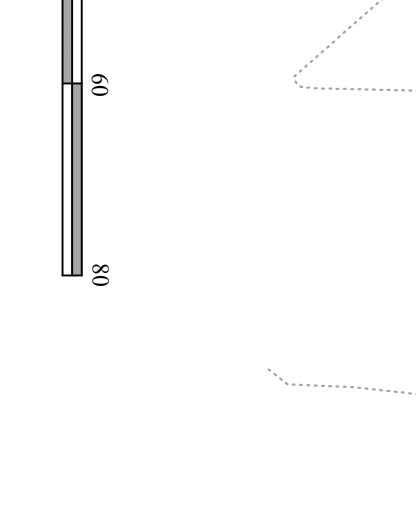
UNDESIGNATED OTHERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**ENVIRONMENTAL ACT AND REQUIREMENTS:**

THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**SEE SHEET FOR FACILITY OWNERS ADDRESS AND TELEPHONE NUMBER.**

CALL 3 WORKING DAYS BEFORE YOUR DIG POCUS SERIAL NUMBER: 1-800-242-1776



**COMPILED PLAN OF PROPERTY**  
2 PORTLAND ROAD  
FOR  
**ADAIR ANTRIM, LLC**  
WEST CONSHOHOCKEN BOROUGH - MONTGOMERY COUNTY, PA

**Chester Valley Engineers**  
Main Office: 83 Chestnut Road, P.O. Box 447, (610) 954-4023  
Local Office: 1000 N. 22nd St., (610) 954-4023

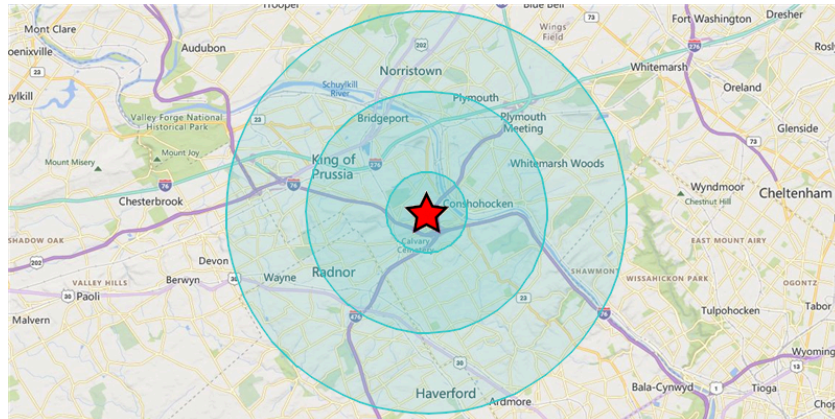
**20853**

NO.	DATE	EXTENSION

SCALE	DATE	DRAWN BY	CHECKED BY	ISSUES
1"=20'	5/14/2018	JDS	JDS	

# Demographics

2 PORTLAND RD CONSHOHOCKEN PA 19428



## Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	1.6	26.74	75.82
Density(Population Per Square Mile)	1,390	2,534	2,774

## General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	1,120	33,501	102,479
Female	1,104	34,267	107,877
Density	1,390	2,534	2,774
Urban	2,224	67,768	210,356
Rural	--	--	--

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (2000)	2,253	57,386	185,597
Population (2010)	2,091	59,637	191,107
Population (2020)	2,170	66,411	208,320
Population (Current)	2,224	67,768	210,356
Population (5 Yr. Forecast)	2,307	69,946	217,501
Percent Growth (Current Yr./Previous Yr.)	1.89%	1.67%	.48%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.81%	2.92%	3.2%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	38	35	39
Aged 0 to 5	183	4,204	13,408
Aged 6 to 11	100	4,006	13,710
Aged 12 to 17	113	4,122	13,884
Aged 18 to 24	73	9,641	24,844
Aged 25 to 34	567	12,490	30,188
Aged 35 to 44	317	9,073	27,934
Aged 45 to 54	226	7,194	24,653
Aged 55 to 64	296	7,102	24,712
Aged 65 to 74	214	5,683	20,149
Aged 75 to 84	61	2,779	10,864
Aged 85+	74	1,474	6,010
Total Population	2,224	67,768	210,356

## Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	1,755	49,163	139,082
Black Alone	174	5,375	23,773
Asian Alone	103	6,339	19,271
Native American and Alaska Native Alone	3	171	766
Other Race Alone	42	2,405	11,620
Two or More Races	147	4,315	15,844

## Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	105	4,914	21,797
White Non-Hispanic	1,719	47,764	134,687

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$117,936	\$126,969	\$119,461
Total Household Income	\$148,335,142	\$4,460,089,349	\$13,322,858,524
Average Household Income	\$148,335	\$173,727	\$161,251
Per Capita Income	\$66,697	\$65,814	\$63,335
Avg Family Income	\$146,042	\$189,932	\$182,604
Family Income, Per Capita	\$47,413	\$63,213	\$60,900

## Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$366,038	\$417,943	\$390,095
Under \$15,000	8	426	1,368
\$15,000 - \$24,999	9	310	1,389
\$25,000 - \$34,999	2	375	2,042
\$35,000 - \$49,999	16	610	2,602
\$50,000 - \$74,999	47	1,691	5,268
\$75,000 - \$99,999	57	1,761	5,791
\$100K - \$125K	50	1,434	5,275
\$125K - \$150K	39	1,236	4,276
\$150K - \$200K	93	2,312	6,951
Over \$200K	160	4,856	15,682

## General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	1,000	25,673	82,622
Families	481	15,011	50,644
Average Size of Household	1.68	2.19	2.35
Median Age of Householder	52	46	51
Median Value Owner Occupied	\$390,597	\$440,533	\$420,329
Median Rent	\$1,742	\$1,394	\$1,366
Median Vehicles Per Household	2	2	2
Housing Units	1,055	27,533	88,601
Owner Occupied Units	791	15,604	50,596
Renter Occupied Units	209	10,069	32,026
Vacant Units	55	1,860	5,979

## Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	18	1,284	4,714
\$15,000 - \$24,999	38	1,105	4,131
\$25,000 - \$34,999	16	957	4,719
\$35,000 - \$49,999	100	1,653	6,179
\$50,000 - \$74,999	151	3,645	10,820
\$75,000 - \$99,999	144	3,406	9,953
\$100K - \$125K	89	2,471	8,302
\$125K - \$150K	57	2,044	6,355
\$150K - \$200K	159	3,246	9,103
Over \$200K	228	5,862	18,346
Total Households	1,000	25,673	82,622

## Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	98	681
\$250-\$499	--	165	864
\$500-\$749	--	498	1,955
\$750-\$999	7	867	3,164
\$1,000-\$1,249	37	1,517	5,180
\$1,250-\$1,499	27	2,143	6,246
\$1,500-\$1,999	44	3,108	8,148
Over \$2,000	92	1,419	4,544
Total Renter Occupied Units	209	10,069	32,026

## Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1962	1969	1968
Built 2010 or Later	217	6,116	18,886
Built 2000 to 2009	74	1,936	4,346
Built 1990 to 1999	135	2,098	5,037
Built 1980 to 1989	44	2,131	8,031
Built 1970 to 1979	46	2,405	8,976
Built 1960 to 1969	49	3,192	11,228
Built 1950 to 1959	99	3,349	12,755
Built 1940 to 1949	41	1,110	4,032
Built 1939 or Earlier	350	5,196	15,310
Total Households (2000)	910	21,635	72,689
Total Households (2010)	904	22,872	73,930
Total Households (2020)	952	24,743	80,176
Total Households (Current)	1,000	25,673	82,622
Total Households (5 Yr. Forecast)	1,048	26,931	86,636
Percent Growth (Current Yr./Previous Yr.)	3.83%	3.69%	2.62%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.61%	4.26%	4.48%

## Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.39	2.61	2.62
1 Person	393	7,784	25,583
2 Person	314	9,142	27,739
3 Person	157	3,782	12,072
4 Person	101	3,196	11,044
5 Person	21	1,525	4,445
6 Person	14	161	1,244
7 or More Person	--	83	495
Total Households	1,000	25,673	82,622



## Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	4,498	50,401	146,172
Total Establishments	175	2,448	7,362

## Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	288	6,592	18,594
Travel Time under 15min	272	7,710	22,207
Travel Time 15-29min	--	--	--
Travel Time 30-59min	332	9,885	30,271
Travel Time 60-89min	27	1,322	4,648
Travel Time over 90min	11	576	1,858
Population	2,224	67,768	210,356

## Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	62	2,042	8,191
High School	197	7,200	26,111
Some College	160	4,761	17,222
Associate's Degree	74	2,547	8,558
Bachelor's Degree	805	15,540	44,309
Master's Degree	337	8,916	25,403
Professional Degree	90	3,465	9,623
Doctorate Degree	30	1,324	5,093
Total Population	2,224	67,768	210,356

## Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$42,064,000	\$2,025,965,000
Furniture and Home Furnishings	\$7,930,000	\$12,075,000	\$98,112,000
Electrical and Appliances	--	\$10,752,000	\$81,106,000
Building Materials and Garden	\$77,660,000	\$86,632,000	\$356,018,000
Food and Beverage	--	\$354,039,000	\$627,123,000
Health and Personal Care	--	\$153,964,000	\$330,395,000
Gasoline Stations	--	\$73,799,000	\$254,370,000
Clothing and Accessories	--	\$119,902,000	\$315,332,000
Sporting Goods	--	\$20,296,000	\$89,199,000
General Merchandise	\$52,925,000	\$52,925,000	\$392,707,000
Miscellaneous	--	\$6,655,000	\$108,323,000
Nonstore Purchases	\$147,143,000	\$300,873,000	\$612,675,000
Food Services	--	\$165,141,000	\$813,986,000
Total Retail Sales	\$285,658,000	\$1,399,117,000	\$6,105,311,000

## Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$82,033,000	\$2,095,677,000	\$6,610,695,000