

EXTENSIVE CAPITAL IMPROVEMENTS NOW COMPLETE

# FOR LEASE

60 PORTLAND ROAD  
WEST CONSHOHOCKEN, PA



SIZE (SQ.FT.)

±52,000 SF [divisible]

CLEAR HEIGHT

25'

DOCK DOORS

4 [expandable]



60 PORTLAND ROAD

# VISIBILITY

138,659 CARS PASS BY THE PROPERTY PER DAY VIA I-476  
970,613 CARS PASS BY THE PROPERTY PER WEEK VIA I-476  
4,298,429 CARS PASS BY THE PROPERTY PER MONTH VIA I-476

## ACCESSIBILITY

	MILES	MINUTES
I-76 (SCHUYLKILL EXPY)	1.6	5
I-476 (NORTHEAST EXT.)	2.0	6
KING OF PRUSSIA MALL	6.0	15
I-276 (PA TURNPIKE)	6.8	12
PHILADELPHIA EXPO CENTER	14.0	27
I-95	18.0	20
CENTER CITY PHILADELPHIA	19.0	35
PHILAPORT	23.0	34
PHILADELPHIA INT'L AIRPORT	26.0	35

## PROPERTY HIGHLIGHTS

BUILDING AREA (SQ.FT)

52,000 SF

SPRINKLER

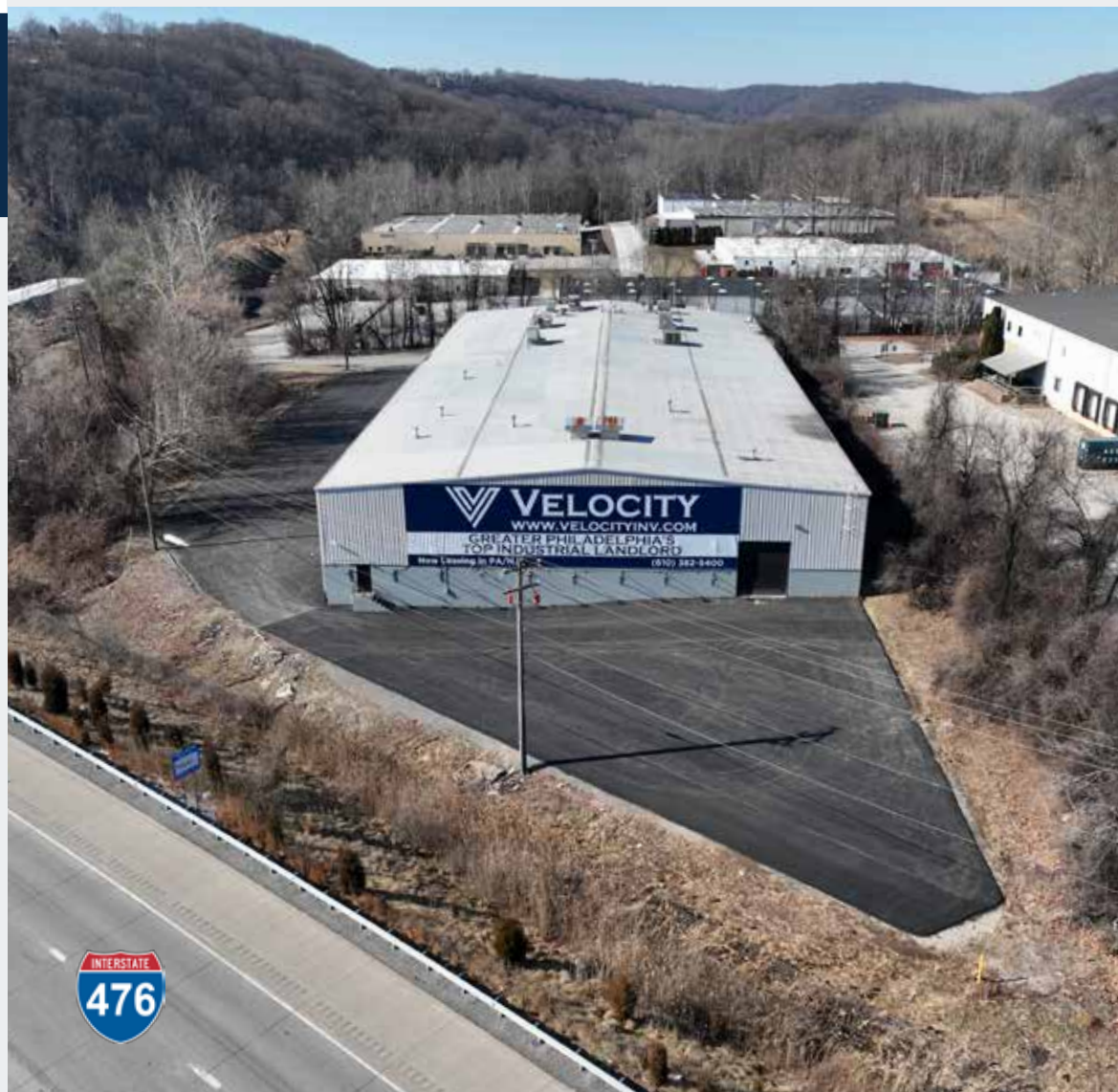
ESFR

OFFICE AREA

15,600 SF (TWO  
STORIES)  
(CAN BE REDUCED)

POWER

1,200 AMP,  
480-V, 3-PHASE SERVICE





60 PORTLAND ROAD

# BUILDING SPECIFICATIONS

BUILDING SQUARE FOOTAGE

52,000 SF

OFFICE SQUARE FOOTAGE

15,600 SF  
(CAN BE REDUCED)

SITE

3 ACRES

CLEAR HEIGHT

25'-28'6"

PARKING

65 EXCLUSIVE  
ON-SITE SPACES

60 SPACES AVAILABLE  
ON PORTLAND ROAD

DOCK DOORS

FOUR (4) EXPANDABLE

DRIVE-IN DOORS

ONE (1) EXPANDABLE

SPRINKLER

ESFR

WATER/SEWER

PUBLIC

POWER

1,200 AMP,  
480-V, 3-PHASE SERVICE  
\*BACK-UP GENERATOR AVAILABLE

ZONING

## HI (HEAVY INDUSTRIAL)

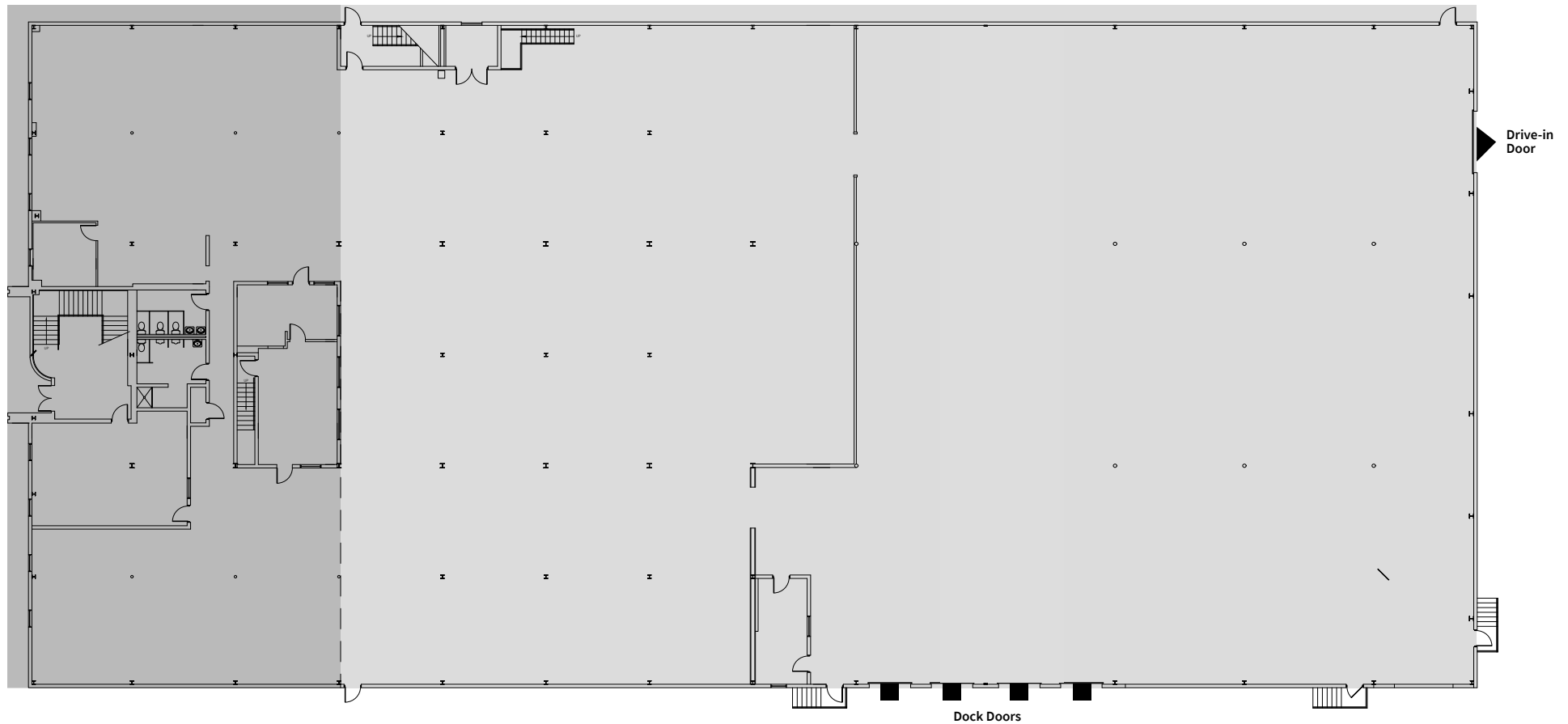
Permissive zoning allows warehousing, distribution, manufacturing, mini storage as well as a wide range of other uses.

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ MINI STORAGE
- ✓ + MANY OTHER USES



60 PORTLAND ROAD

# SITE PLAN



Dock Doors

Drive-in  
Door

MEZZANINE SPACE

60 PORTLAND ROAD

# LABOR

30-MINUTE  
DRIVE TIME

TOTAL POPULATION

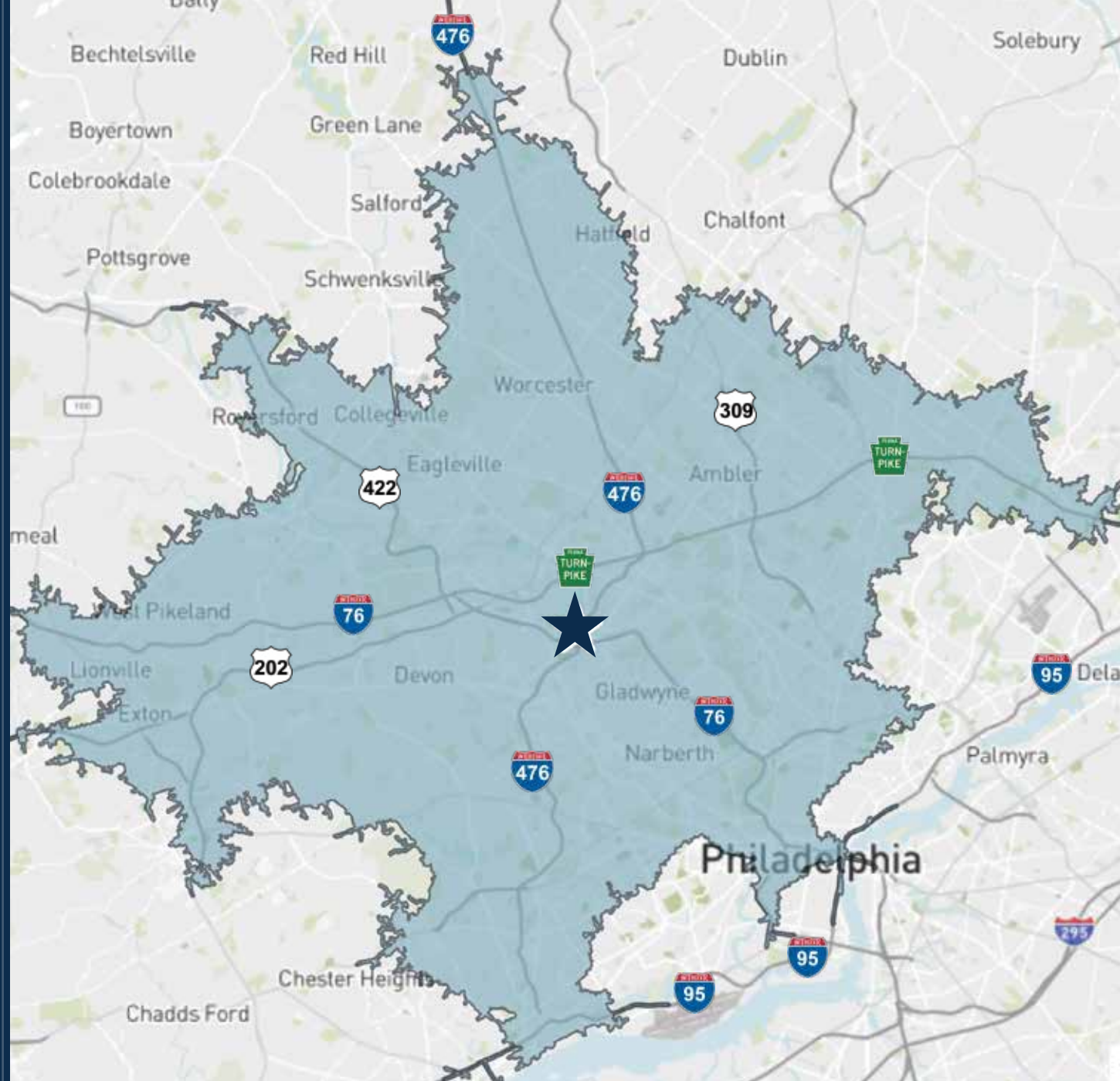
1,926,772

TOTAL LABOR FORCE

1,055,776

% BLUE COLLAR WORKERS

13%

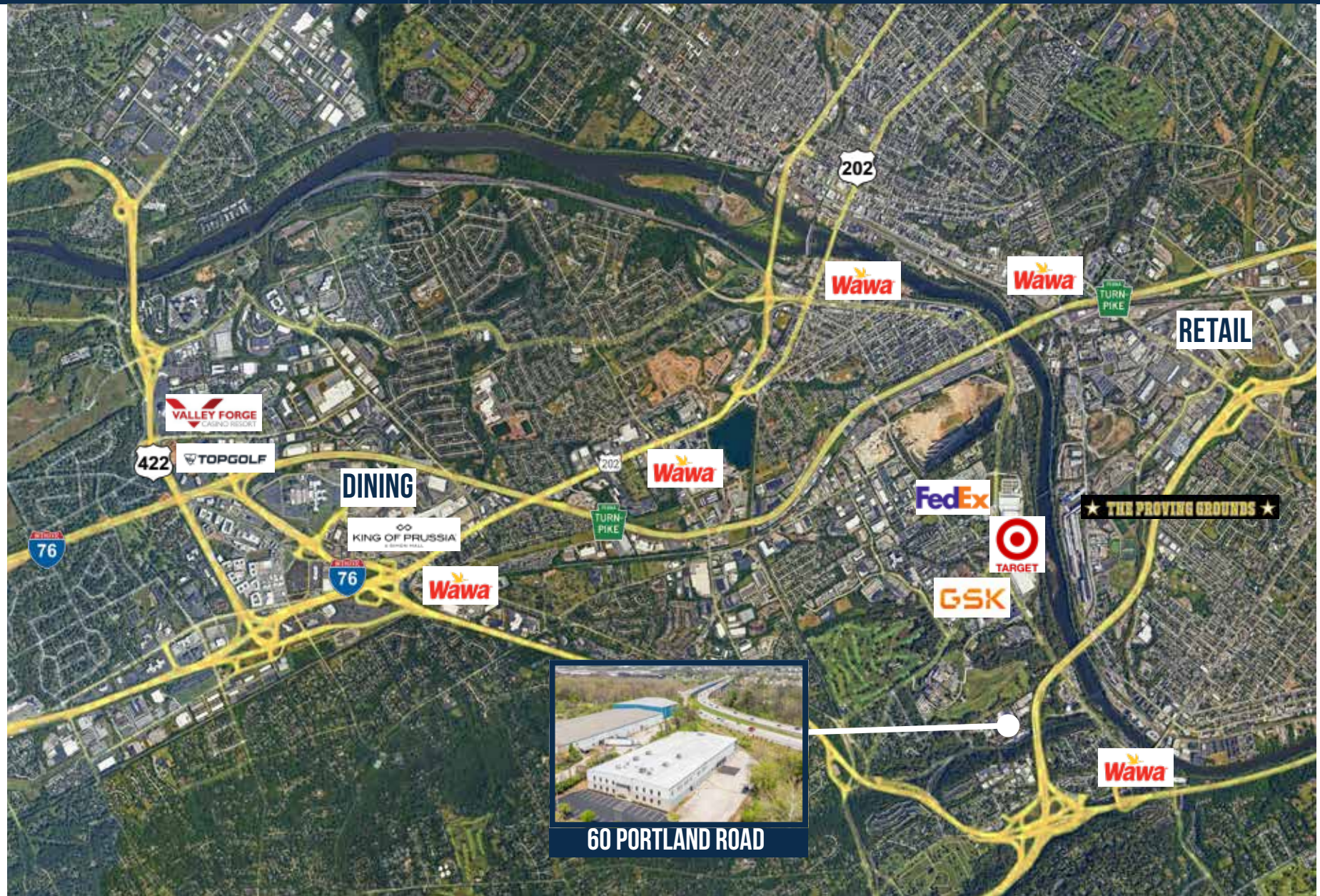


CONSUMER SPENDING FOR THE DRIVE-TIME SHOWN TOTALED  
**\$89.5 BILLION IN 2023**



60 PORTLAND ROAD

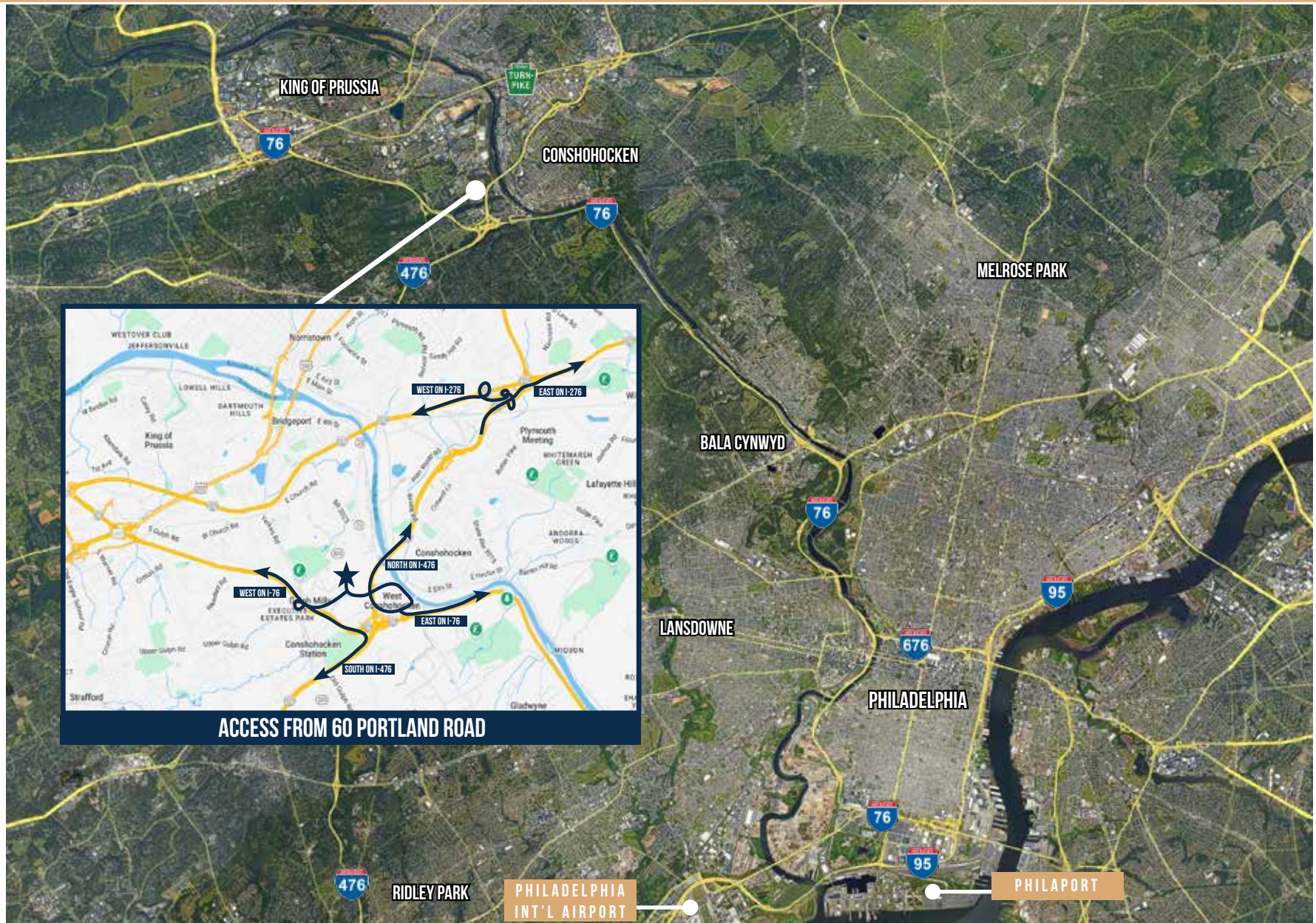
# AMENITIES





60 PORTLAND ROAD

# ACCESS



# CONTACT US

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