



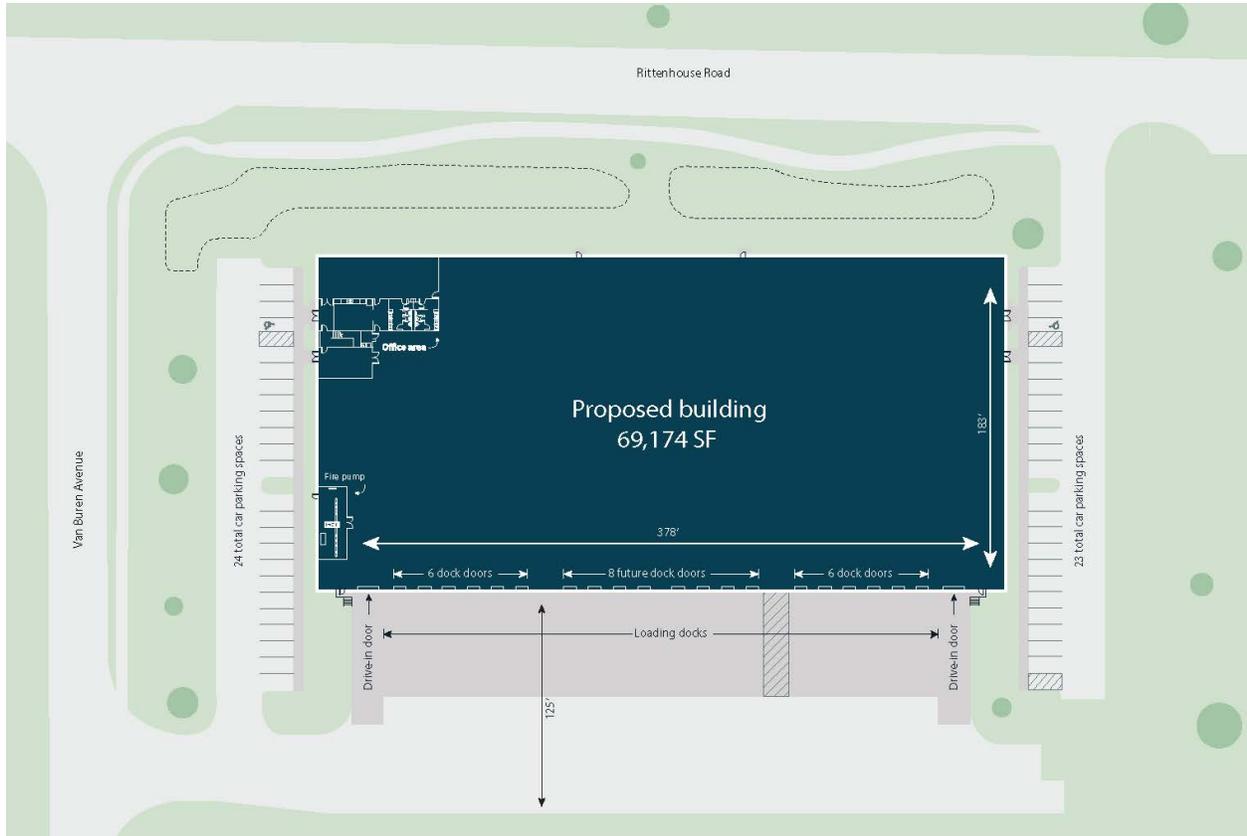
For lease

960 Rittenhouse Road
Norristown, PA

± 69,174 SF available Q4 2026



Building Specifications & Site Plan



Total Square Feet	69,174 SF
Office Space	To-Suit
Building Dimensions	183' x 378'
Clear Height	36' clear
Column Spacing	47' x 58'
Speed Bay	70'
Dock Doors	12 (9' x 10') outfit with 30,000 lb. levelers, seals & bumpers (expandable to 20)
Drive-In Doors	2 (12' x 14')
Car Parking	47 spaces
Truck Court	125'
Power	3,000 amps, 480-volt, 3-phase
Sprinkler	ESFR sprinkler system
Floor Slab	Conventional 7" thick slab on grade
Lighting	LED lighting
Utility Services	Public
Solar Capabilities	Rooftop solar array ready

Location Overview



2
minutes to

5
minutes to

7
minutes to

9
minutes to

10
minutes to



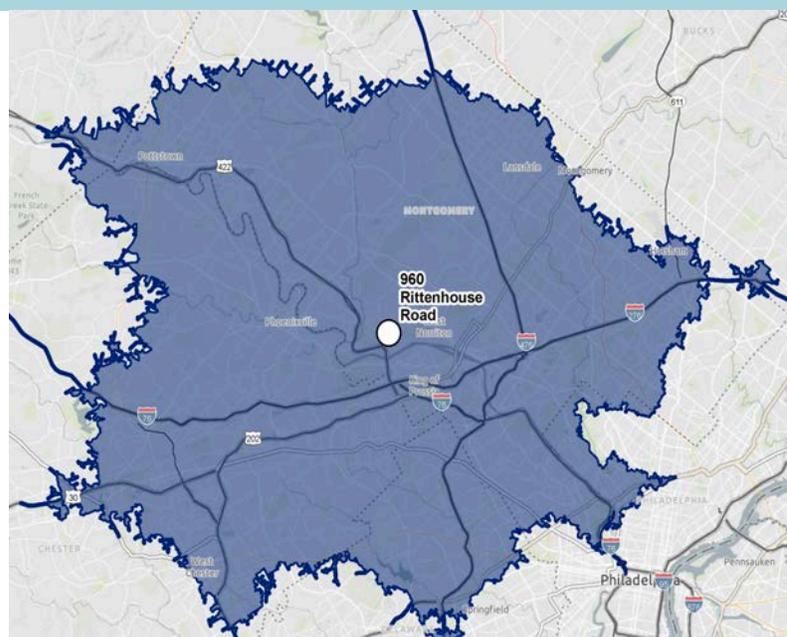
Total Population
1,232,742



Total Labor Force
692,353



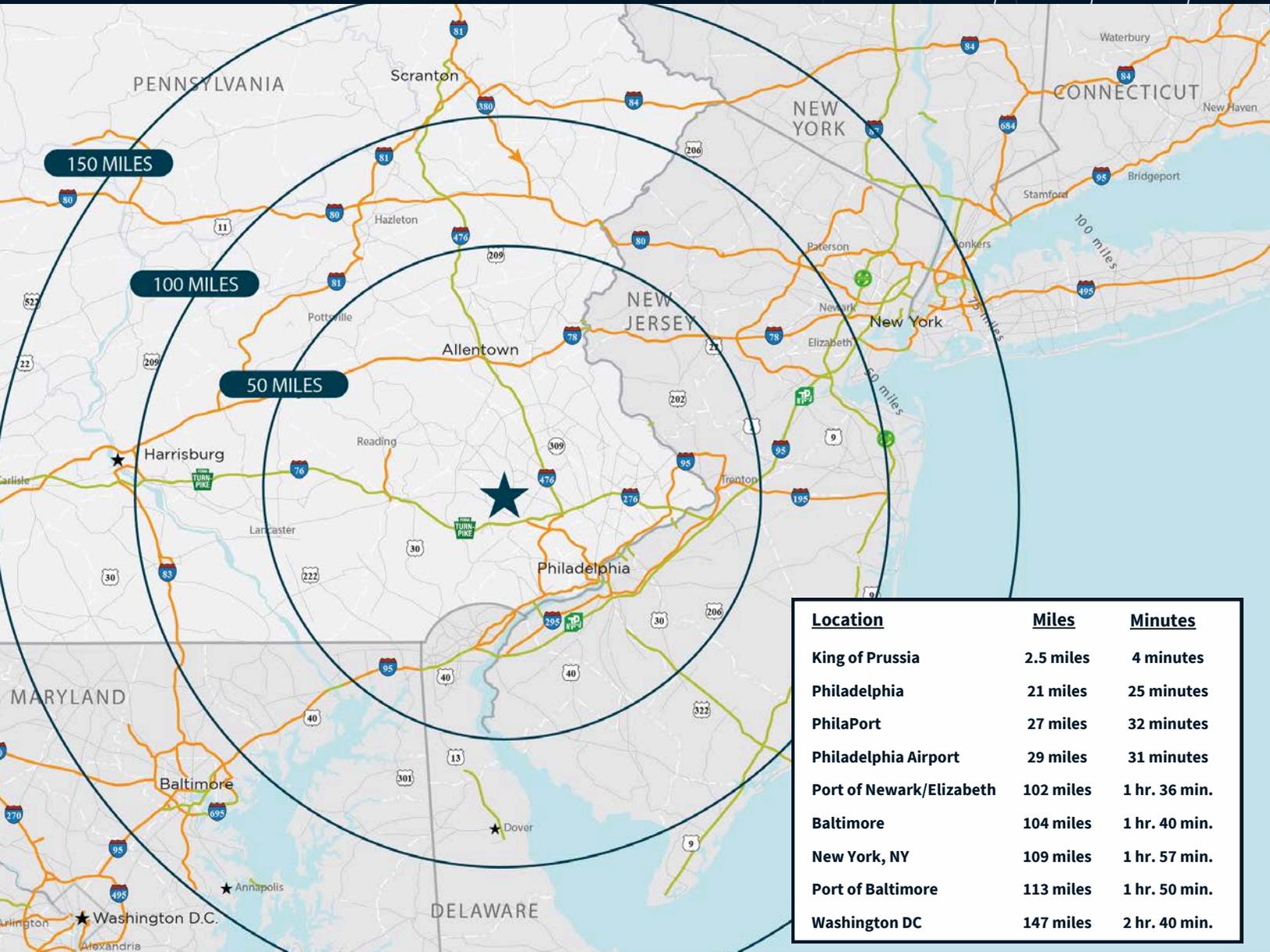
Blue Collar %
12%



*30 minute drive-time



Regional Overview



JLL

Mitch Russell
 mitch.russell@jll.com
 +1 610 249 2274

Kyle Lockard
 kyle.lockard@jll.com
 +1 610 249 2299

Jeff Lockard
 jeff.lockard@jll.com
 +1 215 990 1889

**550 E Swedesford Road
 Suite 260
 Wayne, PA 19087**