



**BERKSHIRE HATHAWAY**  
HomeServices  
Fox & Roach, REALTORS®

Land Development  
Executive Offices  
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**EXECUTIVE SUMMARY:**

**40.19 Acres, Lower Providence Township  
Montgomery County, Pennsylvania**

- Zoned Ind (Industrial)
- Lot 1 – 4.7 acres – PBO
- Lot 2 - 1.293 acres - EVC
- Lot 8 –13.00 acres – Ind
- Lot 9 – 7.9 acres – Ind
- Lot 10 – 5.5 acres – Ind
- Lot 11 – 7.8 acres - Ind
- Allowable uses – Ind – assembly, manufacturing, warehouse, office
- Minimum lot size – 1 acre
- Allowable uses – PBO – offices, mixed use, single family homes (R2)
- Minimum lot size – 1 acre
- 6 existing subdivided lots
- Public water and sewer available to the site
- Located at the intersection of Ridge Avenue and Germantown Pike across the Perkiomen Creek from Collegeville
- Adjacent to Superior Tube Company Inc. operation (this business and land used for this business was bought from existing land owner Superior Tube Company)
- Located on SEPTA Route 93 – Pottstown to Norristown – Bus transportation
- Listed at \$3,500,000 (\$90,000 per acre)
- Some engineering plans available
- Environmental executive summary attached
- For Property Information Package go to [www.wedodirt.com](http://www.wedodirt.com)
- For further information – contact Ed Ritti (610-306-3933) or [ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.com)

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