

480 Norristown Road Blue Bell, PA

UNIQUE OPPORTUNITY

OFFICE / FLEX/ HIGH-TECH SPACE



- 170,000 Square Feet / DIVISIBLE
 - 46,000 +/- 3 story Office
 - 124,000 +/- SF of Single Story Space 19' Clear
- 17.99 Acre Campus like setting
- Zoning- Limited Industrial District
- High Visibility Location - minutes from the Blue Route (I-476), PA Turnpike, Route 309, Route 202 and Route 73
- Largest Existing contiguous block of space in Plymouth/Blue Bell
- Aggressive Rates
- Easy Access to Public Transportation
- Less than 1 mile from the Plymouth Meeting Mall
- 3 Daycare facilities less than .5 miles away.

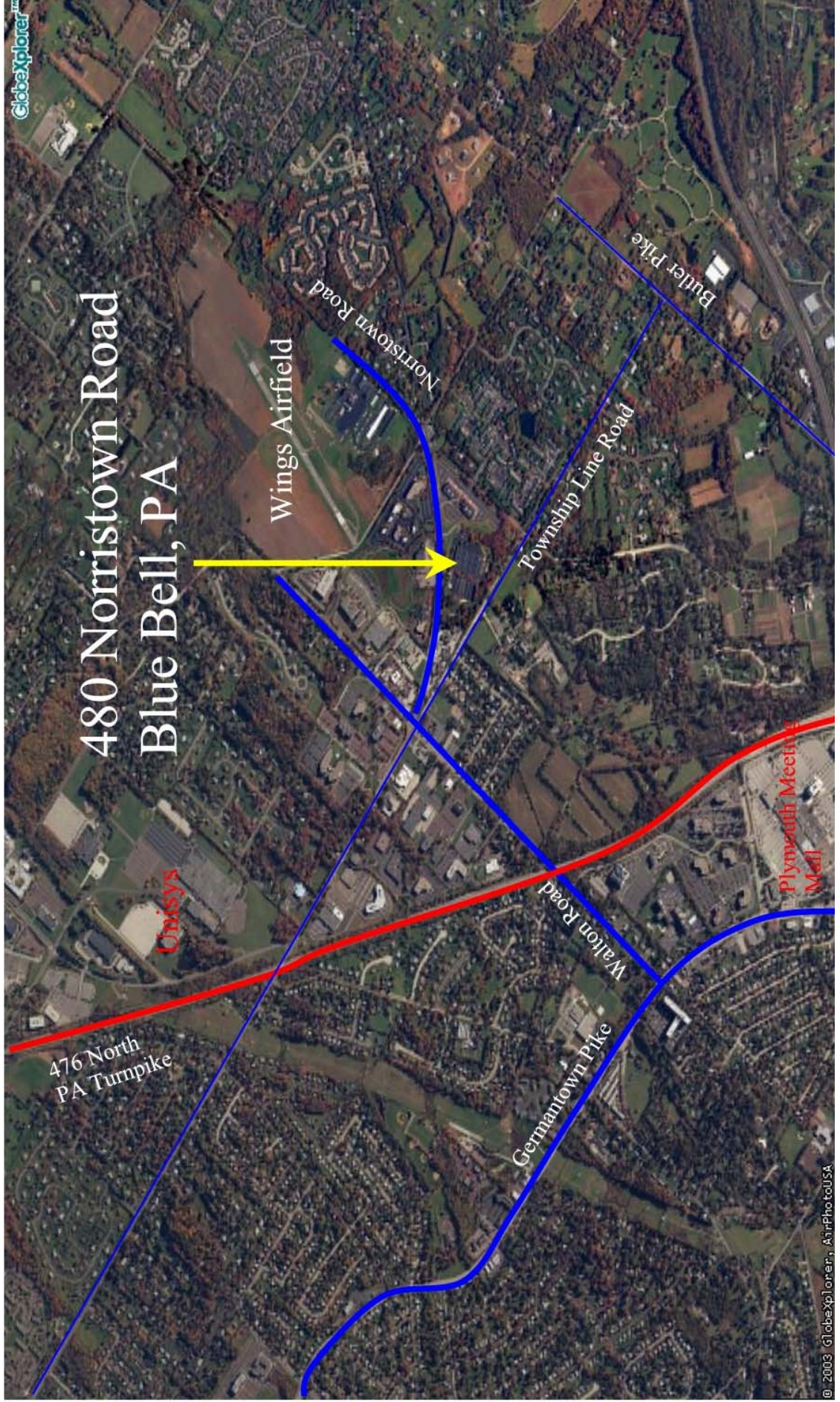
BET INVESTMENTS

2600 Philmont Ave, Suite 212
Huntingdon, Valley, PA 19006

For More Information or to Schedule an
Inspection Please Contact:

Jason J. Slear
(215) 938-7116

LOCATION





480 Norristown Road

Blue Bell, Pennsylvania

BET Investments

Spearman Associates Architects
2270 Mt Carmel Ave. Glenside, PA
phone: 215.886.0213
fax: 215.886.5161
architects@spearmanassociates.com

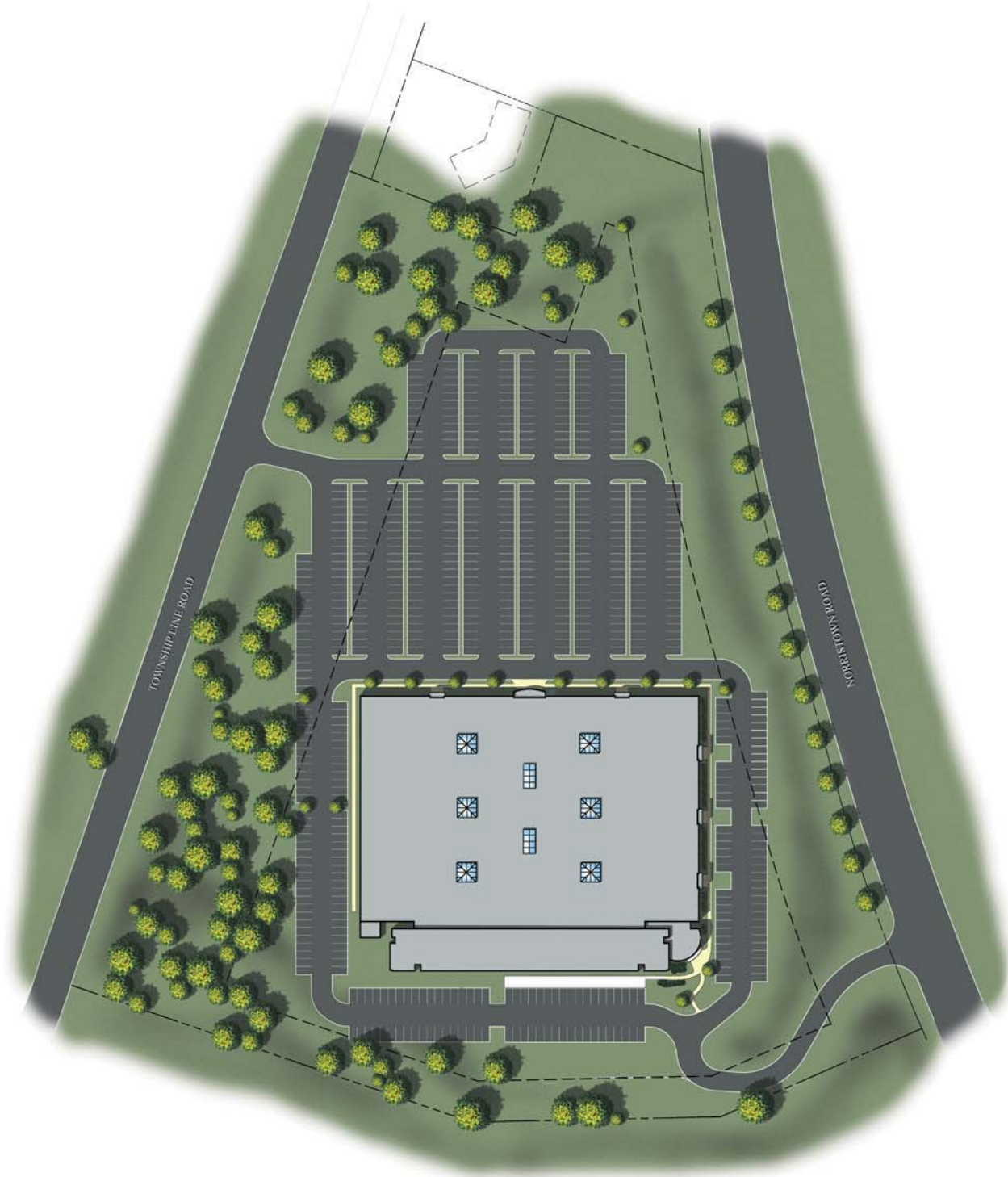


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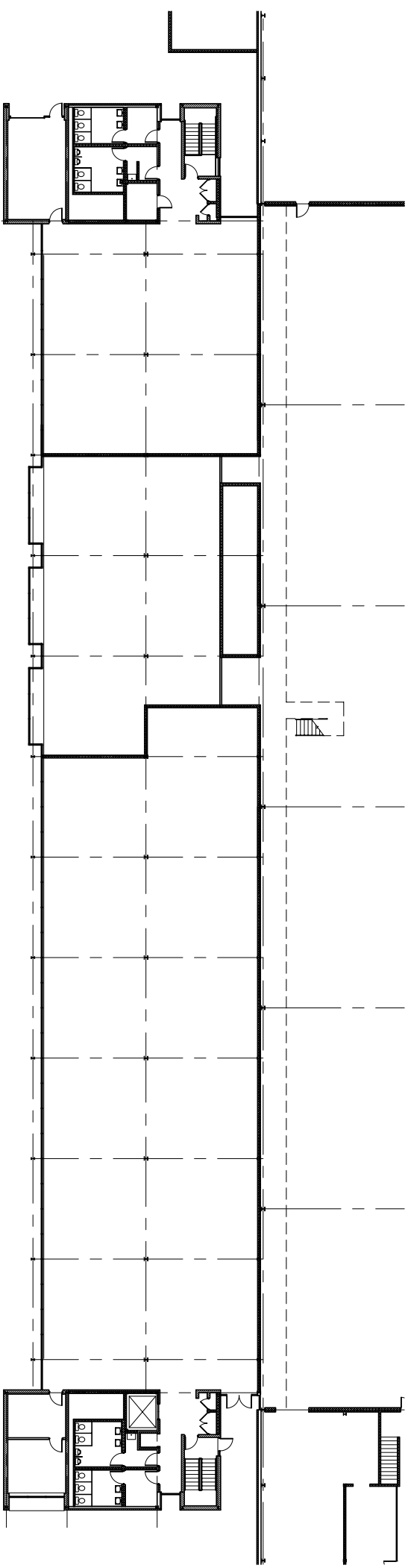
BET Investments

2600 Philmont Ave.
phone: 215.938.7300
fax: 215.938.8651

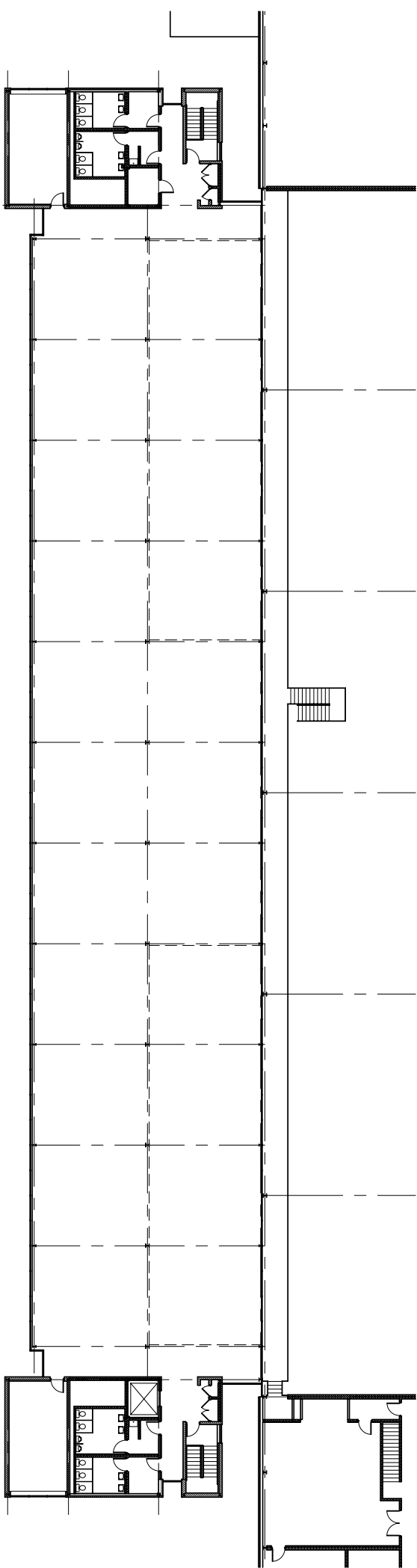


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Blue Bell, Pennsylvania
BET Investments

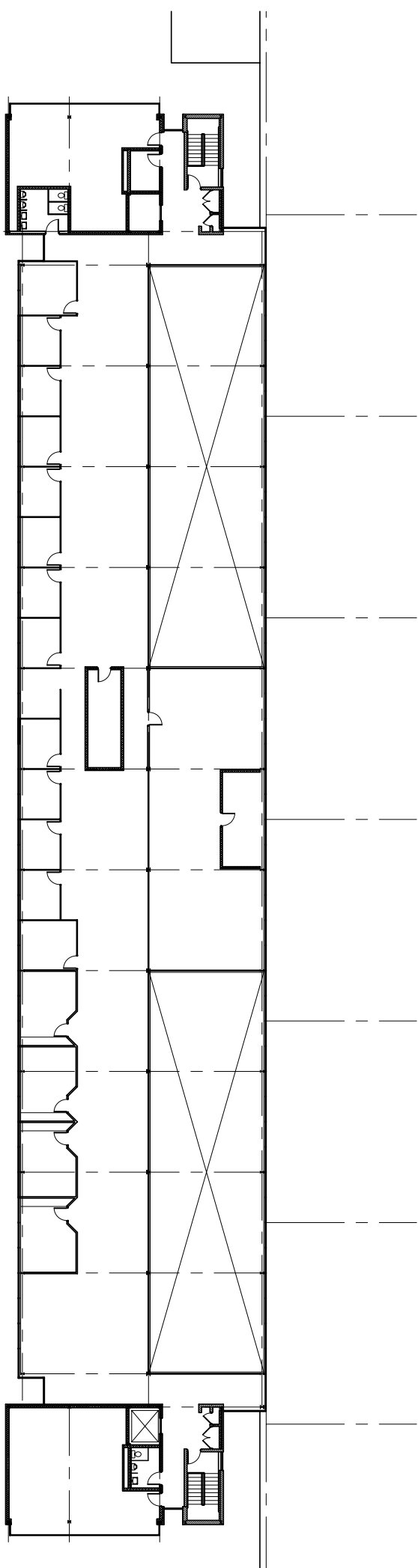
SPEARMAN ASSOCIATES
2970 Mount Carmel Avenue, Glenolden, Pennsylvania 19038-4610
215.886.0213 Fax 215.886.5191



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN