

Sale or Lease

PRIME OFFICE/INDUSTRIAL FACILITY

VICINITY OF THE QUAKERTOWN INTERCHANGE OF THE PA TURNPIKE

125,091 SQUARE FEET ON 13.68 ACRES



472 California Road, Richland Township
Quakertown, Bucks County, PA 18951

90% financing available to a qualified buyer, 50% could be at a 2.25% interest rate amortized over fifteen years and 40% could be at a 2.7% interest rate for twenty years.

LOT SIZE: 13.68 acres.

DESCRIPTION: Modern one (1) story manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 125,091 sq. ft. **Office:** Approx. 24,718 sq. ft.

Plant/Warehouse: Approx. 100,373 sq. ft.

PARKING: Macadam-paved for approx. two hundred thirty-five (235) automobiles.

AGE OF BUILDING: Built 1970; additions in 1984, 1987 and 2005.

CONSTRUCTION: **Walls:** Office: Brick over block. Plant/Warehouse: Combination of painted block and insulated pre-engineered metal panel. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Office: Combination EPDM and asphalt shingle. Plant/Warehouse: Combination EPDM and standing seam metal.

CEILING HEIGHT: Approx. 67,725 sq. ft. at 23'2" sloping to 17'9" to underside of steel purlin. Approx. 35,490 sq. ft. at 16'11" sloping to 15'4" to underside of steel purlin.

LOADING: **Tailgate:** Eighteen (18) docks — sixteen (16) 8' x 8' manually-operated steel sectional doors, one (1) 8' x 12' manually-operated steel sectional door and one (1) interior tailgate dock having a 12' x 14' electrically-operated insulated steel sectional door. **Drive-In:** Three (3) doors — two (2) 20' x 10' manually-operated steel sectional doors and one (1) 20' x 12' electrically-operated steel sectional door.

COLUMN SPACING: Approx. 67,725 sq. ft. at 25' x 75'; Approx. 35,490 sq. ft. at 25' x 38'8".

SPRINKLER: 100% wet system supplied by a 6" main providing .248 gpm/psf density over the most remote 2,000 sq. ft.

HVAC: **Office:** Heated and cooled by two (2) 25-ton Trane natural gas-fired rooftop package units; supplemental perimeter baseboard heat. **Plant/Warehouse Office:** Heated and cooled by a Carrier natural gas-fired package unit. **Plant/Warehouse:** Multiple natural gas fired blower units throughout.

LIGHTING: **Interior:** T8 Fluorescent. **Exterior:** Wall-mounted fixtures

ELECTRIC: 2500 amp and 4000 amp, 480/277 volt, 3 phase, 4 wire; service provided by PPL.

OFFICES: Approx. 24,718 sq. ft. **Office:** Approx. 21,876 sq. ft. divided into multiple private offices and conference rooms. **Plant/Warehouse Office:** Approx. 2,842 sq. ft. divided into nine (9) private offices and one (1) conference room.

WATER: 12" main; service supplied by Quakertown Borough Water Authority.

SEWER: 8" main; service supplied by Bucks County Water and Sewer Authority.

GAS: 2" line; service supplied by UGI.

ZONING: I – Industrial

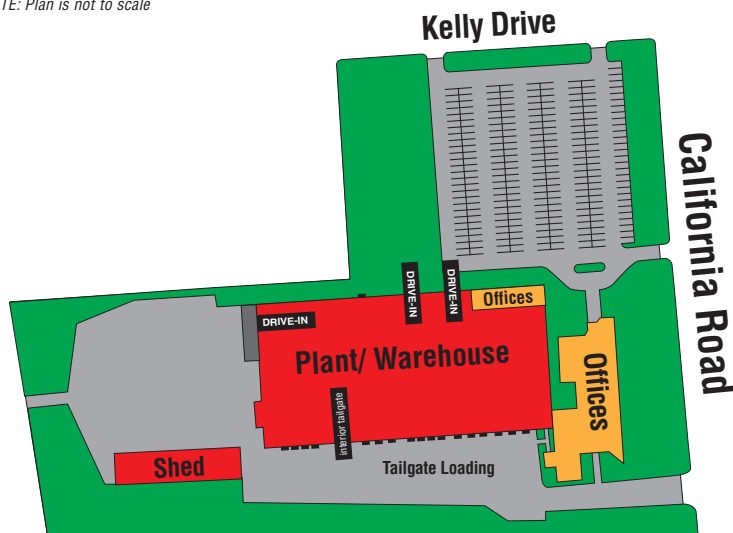
ASSESSMENT: \$363,570 (2014)

TAXES: County: \$8,867 (2014), Township: \$4,319 (2014), School: \$56,061(2014/2015), Total: \$65,237 (\$0.55 per sq. ft.)



SITE PLAN

NOTE: Plan is not to scale



Roddy

Industrial & Commercial Realtors

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LOCATION

Strategically located northeast of the Quakertown Interchange (Exit 44) of the Pennsylvania Turnpike, the property is just twenty (20) minutes from the Lehigh Valley Interchange (Exit 56) of the Pennsylvania Turnpike, seventy-five (75) minutes from metropolitan Philadelphia and Trenton, NJ and 90 minutes from Harrisburg, PA.

AIRPORT

Lehigh Valley International is twenty (20) minutes away and Philadelphia International is sixty (60) minutes away.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.



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