

BUCKS COUNTY AIR-CONDITIONED FACILITY

12,663 SQUARE FEET ON .70 ACRES



705 Linton Avenue, Croydon
Bristol Township, Bucks County, PA 19021

Financing: 100% financing available to a qualified buyer, 60% of which could be at a 3.75% interest rate for fifteen (15) yrs. and 40% could be at a 2.64% interest rate for twenty (20) yrs.

LOT SIZE: Approximately 0.70 Acres.

PARKING: Parking for approximately ten (10) automobiles. (Expandable)

DESCRIPTION: Fully air-conditioned, one (1) story masonry building.

SIZE OF BUILDING: **Approximately:** 12,663 SF. **Office Area:**

Approximately 1,302 SF divided evenly between two (2) floors.

Plant/Warehouse Area: Approximately 11,361 SF.

AGE OF BUILDING: Original Construction in 1938. Addition in 2000.

CEILING HEIGHTS: **Original Warehouse:** Approximately 10' clear under beam. **Addition:** Approximately 12' under joist.

LOADING: One (1) manually operated 10' x 10' insulated steel sectional drive-in door and one (1) manually operated 8' x 8' insulated steel sectional drive-in door.

CONSTRUCTION: **Walls:** Masonry and steel. **Floors:** Assumed but not verified to be six (6) inch reinforced concrete. **Roof:** White granular heat sealed modified bitumen roofing system installed in 2000.

Windows: Insulated Low E glass windows.

Exterior: Combination of stucco and split-face block.

COLUMN SPACING: **Original Section:** 30'9" x 15', **Addition:** Clear span.

HVAC: **Office Area:** Heated and cooled by natural gas fired package units.

Plant/Warehouse Area: **Original Section:** Cooled by roof top mounted air conditioning systems. Heat is provided by an oil fired forced air system.

Addition: Heated and cooled by natural gas fired package units.

ELECTRICAL SERVICE: Two (2) main disconnects service the property; one (1) 240 volt, 200 amp service and one (1) 240 volt, 400 amp service. Service is provided by PECO Energy.

INTERIOR LIGHTING: Twin tube fluorescent throughout.

EXTERIOR LIGHTING: Recessed lighting under mansard eaves.

OFFICE AREA: Approximately 1,302 SF divided evenly between two (2) floors. Each floor contains one (1) private office and one (1) bull pen area.

TOILET FACILITIES: **Office Area:** One (1) restroom contains one (1) water closet and one (1) lavatory. **Plant/Warehouse Area:** Two (2) ladies rooms and two (2) men's rooms in total. One (1) ladies room features two (2) water closets and one (1) lavatory. One (1) ladies room features two (2) water closets and two (2) lavatories. One (1) men's room contains one (1) water closet, one (1) urinal and one (1) lavatory. One (1) men's room contains one (1) water closet, one (1) urinal and two (2) lavatories.

WATER SERVICE: 6" cast iron main, service provided by Aqua Pennsylvania. Proposed 8" ductile main replacement in 2010.

SEWER SERVICE: 4" inch line connecting to an 8" main, service provided by Bucks County Water & Sewer Authority.

GAS SERVICE: 3/4" line connecting to a 4" high pressure main, service provided by PECO Energy.

ALARM SYSTEM: Building features Burglar, Fire & Low Building Temperature Service. Monitoring is provided by AAC Telephone & Security at an annual cost of \$300.00

ZONING: R-3 Non-Conforming – Light Industrial

ASSESSMENT (2010): Parcel 05-012-276 (0.53 Acres) \$41,040, Parcel 05-012-282-001 (0.17 Acres) \$3,320, Total Assessment: \$44,360

REAL ESTATE TAXES (2010): Parcel 05-012-276 County: \$900.50, Township: \$984.45, School: \$7,266.79. Parcel 05-012-282-001 County: \$72.85, Township: \$79.64, School: \$587.86

Total: \$9,892.09 (\$0.78 psf)

S I T E P L A N

NOTE: Plan is not to scale



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LOCATION

The property is within minutes of the Street Road (Route 132) and Bristol (Route 413) interchanges of I-95. Exit 29 of the Pennsylvania Turnpike and the Burlington Bristol Bridge are minutes from the property. Driving time to central Philadelphia is twenty-five (25) minutes, Trenton, New Jersey is fifteen (15) minutes and New York City is ninety (90) minutes.

AIRPORT

The Philadelphia International Airport is thirty-five (35) minutes south and the Northeast Philadelphia Airport is ten (10) minutes.

HOTELS

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

MISCELLANEOUS

Compressed air lines throughout the plant/warehouse.



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