



**20 STEEL ROAD SOUTH
NEW FORD MILL ROAD INDUSTRIAL PARK
(AKA KEYSTONE INDUSTRIAL PORT COMPLEX)
MORRISVILLE, BUCKS COUNTY, PA 19067**

- LOT SIZE:** Approx. 13.75 acres; optionally available up to an additional 14.63 acres.
- DESCRIPTION:** Modern one (1) story crane and rail served building.
- SIZE OF BUILDING:** Approx. 233,485 sq. ft. (*presently demised into 2 units*); expandable.
Office: Approx. 14,835 sq. ft.
Plant/Warehouse: 218,650 sq. ft.
- Available Unit:** Approx. 122,228 sq. ft.
Office: Approx. 5,428 sq. ft.
Plant/Warehouse: Approx. 116,800 sq. ft.
- Leased Unit:** Approx. 111,257 sq. ft.
Office: Approx. 9,407 sq. ft.
Plant/Warehouse: Approx. 101,850 sq. ft.
- PARKING:** Parking for approx. seventy-five (75) cars; expandable.
- AGE OF BUILDING:** Constructed in 1979.
- CONSTRUCTION:** **Office:** Rib-fluted split face block.
Plant/Warehouse: Perimeter steel with a 7'5" wainscot of painted concrete block with insulated steel panel above.
- FLOOR:** Assumed but not verified to be 8" concrete (4000 psi) reinforced with two layers of 6"x6"x4/4 mats.
- ROOF:** **Office:** CentiMark .045 reinforced thermoplastic polyolefin (TPO) roof membrane; installed October 2010 having a 15 year warranty.
Plant/Warehouse: Pre-engineered standing seam metal roof with insulation batts.
- CEILING HEIGHT:** Approx. 46'0" sloping to 39'0" clear under steel purlins.
- COLUMN SPACING:** Bay 1: 103' x 25' Bay 3: 102' x 25'
Bay 2: 85' x 25' Bay 4: 65' x 25'
- RAIL:** Rail spur running through the building front to rear; serviced by CSX and Norfolk Southern.
- PORT:** Property is located within two (2) miles of the deep water port facility located within the Keystone Industrial Port Complex operated by Kinder Morgan.



LOADING:

Available Unit:

Tailgate: Three (3) tailgate docks with 8'x10' insulated steel sectional doors and Rite-Hite mechanical levelers. All docks covered by a 40' canopy.

Drive-In: Five (5) electrically operated steel rollup doors measuring:

- (1) 22' 8" x 16' 0" (1) 18' 8" x 22' 0"
- (1) 14' 3" x 16' 0" (2) 14' 0" x 12' 0"

Leased Unit:

Drive-In: Five (5) electrically operated steel rollup doors measuring:

- (1) 22' 8" x 16' 0" (1) 18' 8" x 22' 0"
- (1) 14' 3" x 16' 0" (2) 19' 0" x 14' 8"

CRANES:

Eleven (11) radio controlled cranes (see below) and one (1) 6-ton Gantry crane, which is located in Bay 3.

Available Unit:

	<u>Capacity</u>	<u>Hoist</u>	<u>Span</u>	<u>Clearance Under Hook</u>
Bay 1	20 ton	Single (1 – 20)	97'0"	25'9"
	25 ton	Single (1 – 25)	97'0"	25'9"
Bay 2	10 ton	Double (2 – 5)	80'0"	25'9"
	25 ton	Double (2 – 5)	80'0"	25'9"
	30 ton	Single (1 – 30)	80'0"	25'9"

Leased Unit:

	<u>Capacity</u>	<u>Hoist</u>	<u>Span</u>	<u>Clearance Under Hook</u>
Bay 3	10 ton	Double (2 – 5)	97'0"	25'9"
	10 ton	Double (2 – 5)	97'0"	25'9"
	15 ton	Double (2 – 7.5)	97'0"	25'9"
Bay 4	10 ton	Double (2 – 5)	58'6"	27'0"
	10 ton	Double (2 – 5)	58'6"	27'0"
	10 ton	Double (2 – 5)	58'6"	25'9"

HVAC:

Office: Heated and air-conditioned by natural gas-fired rooftop package unit(s).

Plant/Warehouse: Heated by two (2) Powermatic natural gas fired air rotation systems, each producing 3,250,000 BTU.

INTERIOR LIGHTING:

Office: Fluorescent throughout.

Plant/Warehouse: High pressure sodium.

EXTERIOR LIGHTING:

Pole and wall mounted fixtures.

ELECTRIC:

One (1) 34.5 KV / 2500 KVA transformer serviced by PECO Energy. **Office:** 120/208 volt, 3 phase, 4 wire. **Plant/Warehouse:** 4000 amp, 277/480 volt, 3 phase, 4 wire main distribution; 200 KVA rectifier for DC cranes.



GAS: 2" high-pressure; service provided by PECO Energy.

WATER: 16" industrial main; 10" potable main; service supplied by US Steel/Veolia Water.

SEWER: Service supplied by US Steel/Veolia Water.

OFFICE AREA: Approx. 14,835 sq. ft. of two-story finished office space (Available Unit: Approx. 5,428 sq. ft.; Leased Unit: Approx. 9,407 sq. ft.), divided into private offices, bullpen areas, conference rooms and lunch rooms. *First Floor:* Finishes include vinyl composition tile floors, painted drywall, 2'x2' acoustical ceiling tile and 2'x4' fluorescent lighting. *Second Floor:* Finishes include carpeted floors, painted drywall, 2'x2' acoustical ceiling tile and 2'x4' fluorescent lighting.

TOILET FACILITIES: **Office: Available Unit: First Floor:** One (1) powder room containing one (1) water closet and one (1) lavatory. Finishes include vinyl-wrapped drywall, ceramic tile floors and fluorescent lighting. **Second Floor: Common Use:** One (1) men's room containing two (2) urinals, three (3) water closets and three (3) lavatories. One (1) ladies room containing three (3) water closets and (3) lavatories. Finishes include fully ceramic tiled walls, ceramic tile floors and fluorescent lighting.

Plant/Warehouse: Available Unit: One (1) restroom containing three (3) urinals, three (3) water closets and five (5) lavatories. **Leased Unit:** One (1) restroom containing three (3) water closets and (3) lavatories. Finishes include painted concrete block walls, ceramic tile floors and fluorescent lighting. Additionally, men's and ladies locker rooms are located adjacent to these restrooms.

Center of Plant/Warehouse: Available Unit: One (1) men's room containing one (1) urinal, one (1) water closet and one (1) lavatory and one (1) ladies room containing one (1) water closet and (1) lavatory. Finishes include painted concrete block walls, painted concrete floors and fluorescent lighting.

SECURITY MONITORING: Service provided by ADT Security Services Inc. at an annual cost of \$4,780.

ZONING: HI – Heavy Industrial

ASSESSMENT: \$860,000 (2017) 13.75 Acres & Building
\$175,600 (2017) 14.63 Vacant Acreage

REAL ESTATE TAXES (2017): \$164,931 (\$0.71/SF) 13.75 Acres & Building
\$ 33,676 14.63 Vacant Acreage

TAX PARCEL NO.: 13-047-139; 13-047-166-001; 13-047-166-002

LOCATION: Strategically situated in the New Ford Mill Road Industrial Park (aka United States Steel Industrial Park) offering access to Route 13, Route 1, I-95, I-295, Pennsylvania Turnpike (Interstate 276) and New Jersey Turnpike (I-95) as well as bridges to New Jersey.



- AIRPORT:** Philadelphia International is fifty (50) minutes away, Northeast Philadelphia is thirty (30) minutes away, Newark International is seventy-five (75) minutes away and Trenton-Mercer is twenty (20) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- MISCELLANEOUS:**
- Available Unit:**
- Coil pit area in Bay 2 measuring 225' x 72' x 18" deep.
 - Enclosed accessory structure (35' x 63") currently used as a parts/tool room, which could be easily converted to offices.
 - Partially enclosed accessory structure (35' x 37') providing outside covered storage.
- Common Use:**
- Truck scale on site; 100,000 lb. capacity.
 - Pre-engineered steel lean-to (60' x 100') providing 6,000 SF for outside covered storage.
 - Ships ladder to the office roof.
 - Compressed air distributed throughout.
 - Entire rear yard is paved.
 - Entire property is cyclone fenced.



LEASE DIGEST

TENANT: PennFab, Inc.

PREMISES: 20 Steel Rd South, New Ford Mill Rd Industrial Park, Fairless Hills, Bucks County, PA

LEASED PREMISES: Approx. 115,458 sq. ft.—Bays 1 and 2 (approx. 93,675 sq. ft.) in the warehouse plant (including the Coil Pit Area located in Bay 2 as of the 7th month following commencement of the Primary Term) and first and second floor offices (approx. 2,658 sq. ft.). Tenant shall have exclusive use of 50% of the three-sided steel structure that is used for parking trailers.

LEASE TERM: June 1, 2014 – February 28, 2017

BASE RENT:

Dec 15, 2013 – May 30, 2014	\$ 3.05/SF storage
June 1, 2014 – June 30, 2014	\$ 9,985.16/mo gross
July 1, 2014 – Nov 30, 2014	\$24,484.64/mo net.....\$293,815.65/yr
Dec 1, 2014 – Feb 28, 2017	\$28,469.02/mo net.....\$341,628.15/yr

NET CHARGES Tenant shall pay its proportionate share of the Operating Expenses, Insurance and Taxes.

TENANT'S RESPONSIBILITIES: Maintain and repair the building systems exclusively servicing the Leased Premises. Maintain and repair the cranes located in the Leased Premises in good repair and safe condition and shall be responsible for all maintenance and repairs up to \$10,000 per year.

LANDLORD'S RESPONSIBILITIES: HVAC systems, roof, exterior walls, foundation and structural frame of the building. Landlord shall be responsible for any crane repair in excess of \$10,000 per year unless such repair is caused by Tenant.

UTILITIES: Tenant shall pay its proportionate share of the charges for heat, power, light, telephone, water, garbage, sewer and any other utilities.

RIGHT TO TERMINATE: Tenant shall have the right to terminate the Lease at the end of the second Lease year (May 31, 2016) upon serving 6 months' prior written notice to Landlord (November 30, 2015) in the event Tenant's contract is terminated as of the date of the Termination Notice.

SECURITY DEPOSIT: \$24,484.64



LEASE DIGEST

LESSEE: Joseph T. Ryerson & Son, Inc.

PREMISES: Approx. 107,500 Sq. Ft.
20 Steel Drive South
New Ford Mill Rd Industrial Park
Fairless Hills, Bucks County, PA

LEASED PREMISES: Approx. 100,000 sq. ft. (Bays 3 and 4) of the plant/warehouse and approx. 7,500 sq. ft. of the offices. Lessee shall have the exclusive right to use four (4) spaces in the Trailer Shed area for truck storage and non-exclusive 24/7 access to the main drive and rail spur.

LEASE TERM: Commencement: March 1, 2012
Termination: February 28, 2017

BASE RENT:	3/1/2012 – 2/28/2013	\$3.61/sf	\$388,075/yr
	3/1/2013 – 2/28/2014	\$3.75/sf	\$403,125/yr
	3/1/2014 – 2/28/2015	\$3.90/sf	\$419,250/yr
	3/1/2015 – 2/28/2016	\$4.06/sf	\$436,450/yr
	3/1/2016 – 2/28/2017	\$4.22/sf	\$453,650/yr

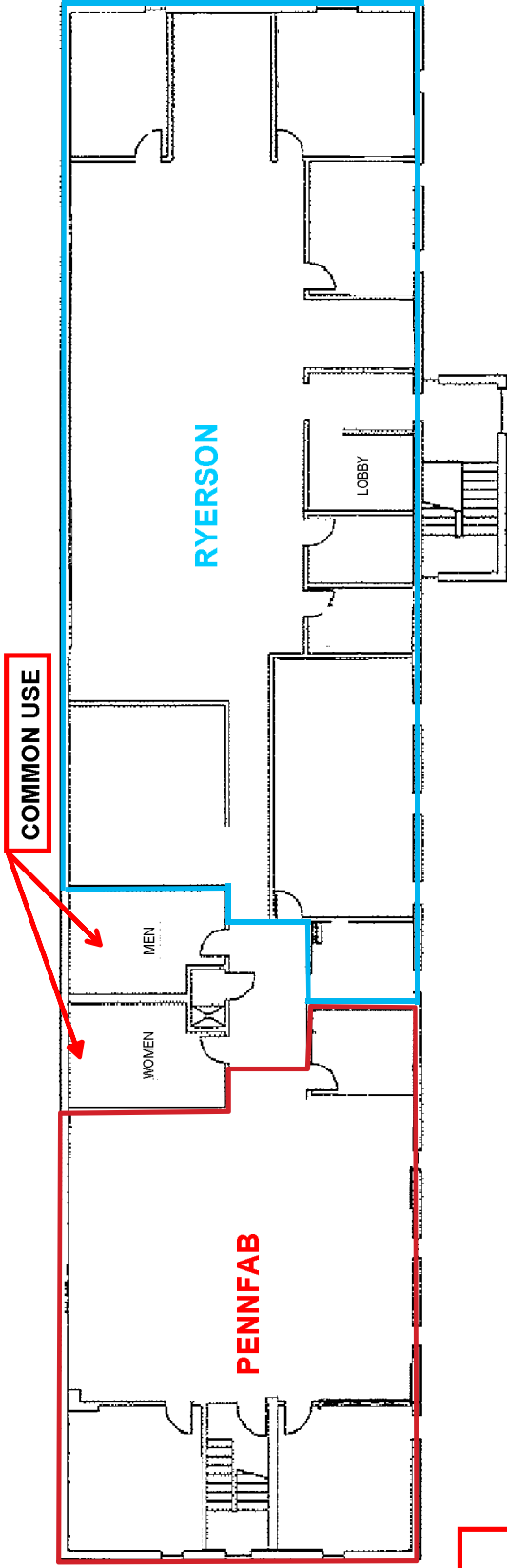
NET CHARGES: Lessee shall pay its proportionate share (47.15%) of operating expenses, taxes and insurance, as defined in the lease.

LESSOR'S RIGHT TO TERMINATE: Lessor shall have the right to terminate the Lease by serving Lessee written notice on or before November 30, 2015, in which event this Lease shall expire on February 28, 2017, and Lessee's option to renew shall be null and void.

RENEWAL OPTIONS: Provided Lessor has not exercised its right to terminate (see above), Lessee shall have an option to extend the Term of the Lease for one (1) period of five (5) years upon serving prior written notice no earlier than March 31, 2016, and no later than August 31, 2016. Annual rent and annual escalations shall be Landlord's estimate of ninety-five percent (95%) of the renewal fair market rental for comparable space in the Fairless Hills, PA area.

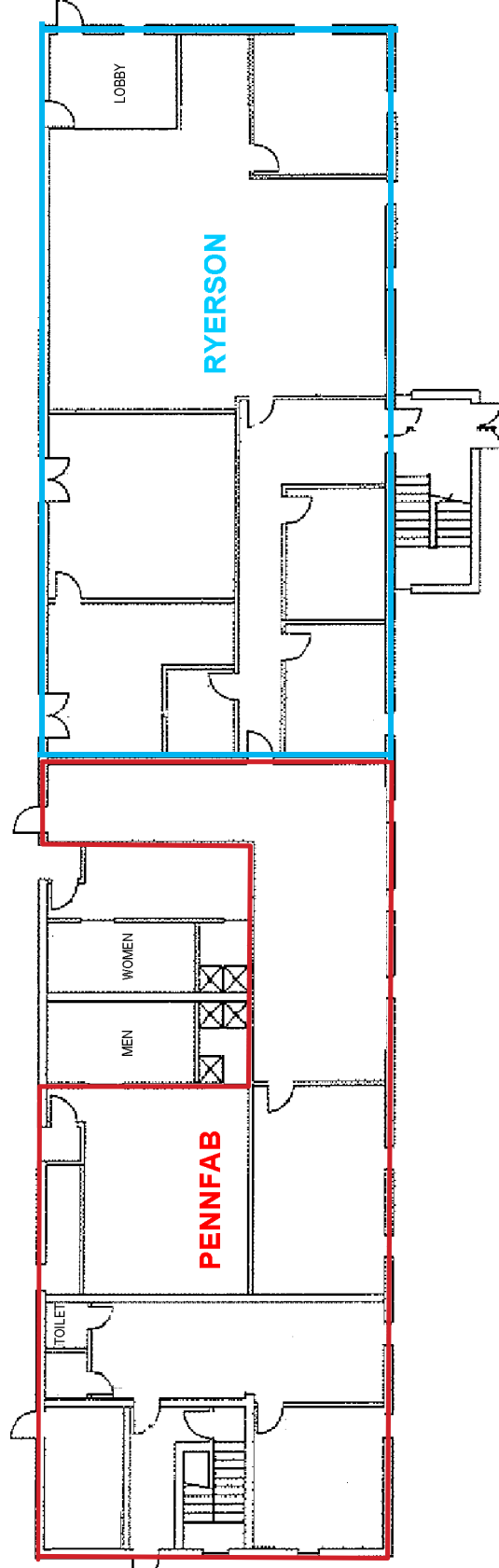
LESSOR'S RESPONSIBILITIES: Roof, exterior walls, foundation and structural frame of the building.

UTILITIES: Lessee shall pay its proportionate share of the charges for electric and gas for the office building. If Lessor separately meters the warehouse building for electric, the warehouse space will be separately sub-metered for electric and Lessee shall pay in accordance with the sub-meter. If Lessor installs a gas meter in the warehouse space, Lessee can contract directly with any gas service provider. If at any time Lessee is not the sole occupant of the building and the Leased Premises are not separately metered, Lessee shall work with the other occupant(s) of the building to split the cost of utilities equitably.

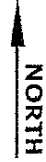


OFFICE - SECOND FLOOR

**TENANT #2
ENTRANCE**



OFFICE - FIRST FLOOR



**20 STEEL ROAD SOUTH
NEW FORD MILL ROAD INDUSTRIAL PARK
FALLS TOWNSHIP, BUCKS COUNTY, PA**

Roddy, Inc.
Industrial & Commercial Realtors

Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, Pennsylvania 19020-2028
Ph: 215.245.2600, Fax: 215.245.2670



NO.	DATE	REVISIONS

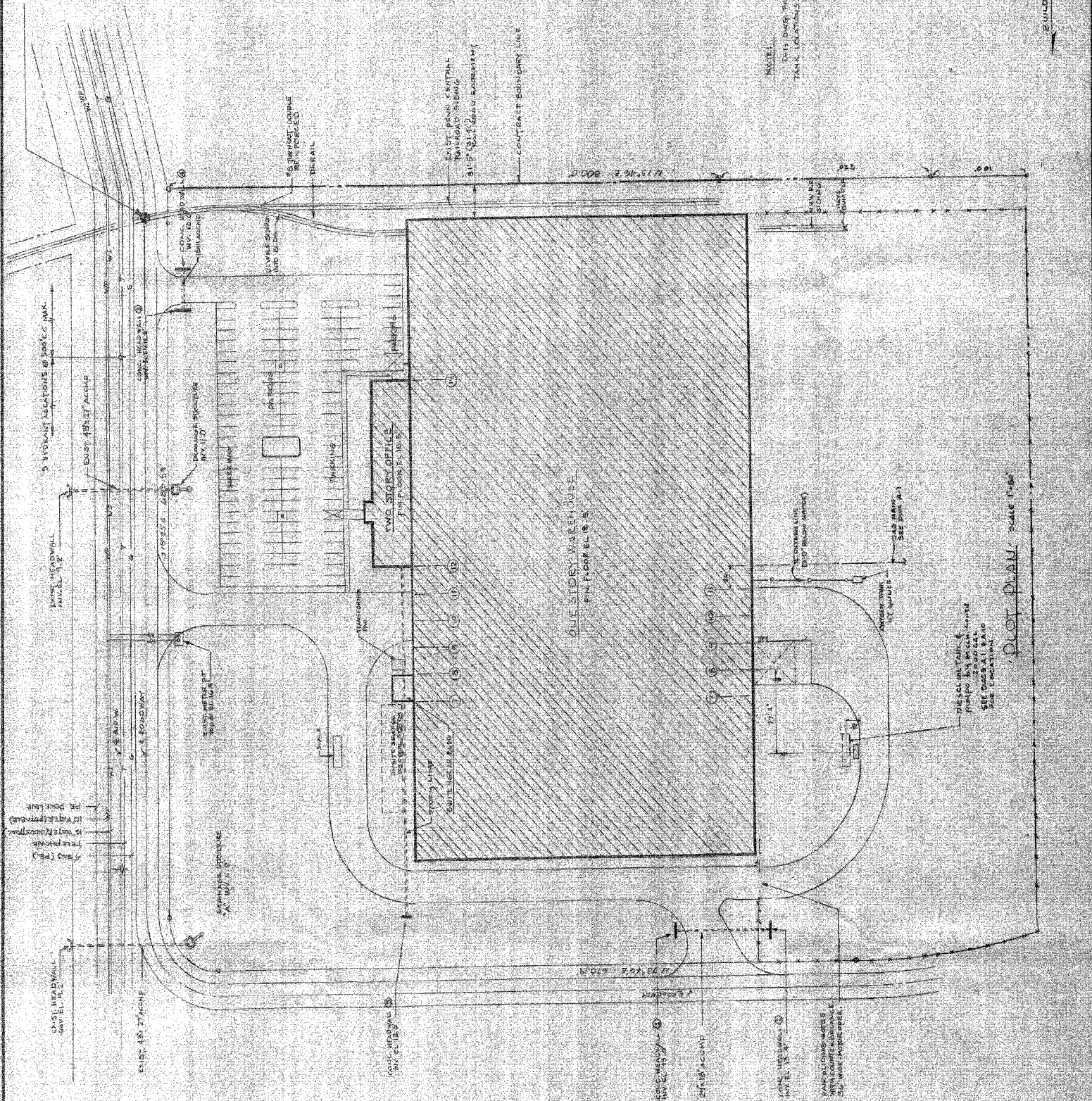
LOTZ
DESIGNERS-ENGINEERS-CONSTRUCTORS

CONSTRUCTION ORDERS PROVIDED FOR BY ARCHITECT'S AND CONTRACTOR'S RESPONSIBILITY.
THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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LOTZ

347301
MP-4
NEW OFFICE WAREHOUSE BLDG
US STEEL REALTY DEVELOPMENT DIV.
FAIRLESS HILLS, PENNSYLVANIA
SHOWING TANK AND LINE LOCATIONS
SITE PLAN

ENCLOSURES:
4. RAILROAD E. ROADWAY
ELEV. 10.0' (US STEEL STD)
ELEV. 10.0' (P.S. 1-14 & 17D)
NOTE - ALL ENCLOSURES SHOWN
ARE 1/2" STEEL PER



Roddy
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Industrial & Commercial Builders
Consulting Engineers
2200 Millersville Ave. Suite 112
P.O. Box 112
P.O. Box 112, P.O. Box 112, P.O. Box 112

PLOT PLAN DATE 11-88

ENCLOSURES:
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ELEV. 10.0' (US STEEL STD)
ELEV. 10.0' (P.S. 1-14 & 17D)
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NOTE:
This drawing is prepared from the contract plans approved by
TANK LOCATIONS. SEE DAILY FIELD LOG FOR TOTAL SITE PLAN.