



**14001 TOWNSEND ROAD  
BYBERRY EAST – PHILADELPHIA INDUSTRIAL PARK  
PHILADELPHIA, PA 19154**

Tax ID : 88-4292517

<b>LOT SIZE:</b>	3.85 +/- Acres
<b>PARKING:</b>	Macadam paved parking
<b>DESCRIPTION:</b>	Modern one (1) story industrial building.
<b>SIZE OF BUILDING:</b>	34,000 +/- SF
<b>AVAILABLE SPACE:</b>	18,847 +/- SF
	<b><u>Plant/Warehouse:</u></b> 13,172 +/- SF
	<b><u>Office:</u></b> 5,675 +/- SF (can be reduced or reconfigured)
<b>AGE OF BUILDING:</b>	Built 1989.
<b>CONSTRUCTION:</b>	<b><u>Frame:</u></b> Masonry and steel construction. <b><u>Walls:</u></b> Front and two (2) sides are fluted split face concrete block. Rear is painted concrete block. <b><u>Floor:</u></b> Assumed, but not verified, to be 6" concrete reinforced with 6" x 6" – 6/6 welded wire fabric on 6" crushed stone base.
<b>WINDOWS:</b>	Anodized aluminum frames with 1" tinted insulated glass.
<b>CEILING HEIGHT:</b>	<b><u>Plant/Warehouse:</u></b> 19'3" sloping to 18'0" clear under bar joist.
<b>COLUMN SPACING:</b>	34'8" x 40'
<b>LOADING:</b>	<b><u>Tailgate:</u></b> Three (3) 8' x 8' insulated steel sectional doors with vision panels. <b><u>Drive-In:</u></b> One (1) electrically operated 12' x 12' steel sectional door with vision panels.
<b>SPRINKLER:</b>	100% wet system. The system is fed by Philadelphia Water Department via an 8" main.



**HVAC:** *Plant/Warehouse:* Heated by four (4) natural gas-fired unit heaters.  
*Office:* Heated and air-conditioned by rooftop units.

**INTERIOR LIGHTING:** *Plant/Warehouse:* LED fixtures throughout. *Office:* 2' x 4' recessed fluorescent fixtures.

**EXTERIOR LIGHTING:** Wall-mounted fixtures.

**ELECTRIC:** 3 phase - 200 amp 120/208 volt service and 100 amp 120/208 volt service. Supplied by PECO Energy.

**OFFICE AREA:** Currently configured with 5,675 SF that is a combination of private offices, a conference room and open plan office. The office area can be reconfigured to suit. Finishes include carpet tiles, painted drywall and 2' x 4' acoustical ceiling tiles.

**TOILET FACILITIES:** Three (3) female facilities and three (3) male facilities.

**Women's:**  
Restroom 1: One (1) water closet and one (1) lavatory.  
Restroom 2: Three (3) water closets and two (2) lavatories.  
Restroom 3: One (1) water closet and one (1) lavatory.

**Men's:**  
Restroom 1: One (1) water closet and one (1) lavatory.  
Restroom 2: One (1) urinal, two (2) water closets and two (2) lavatories.  
Restroom 3: One (1) urinal, one (1) water closet and one (1) lavatory.

Finishes include 12" x 24" ceramic tile floor, painted dry wall and 2' x 4' acoustical ceiling tiles.

**DOMESTIC WATER:** 1-1/2" line connected to a 12" main; service provided by Philadelphia Water Department.

**SEWER SERVICE:** 10" sanitary main and 21" storm main; service provided by Philadelphia Sewer Department.

**GAS SERVICE:** 1-1/4" line; service provided by Philadelphia Gas Works.

**ZONING:** I-1 Light Industrial

**OPERATING EXPENSES:** Taxes: \$0.86/SF (2023)  
CAM: \$1.52/SF (2023)  
U&O: \$0.74/SF (2023) - Non-profits and government agencies exempt.

**SECURITY/FIRE PROTECTION:** Security and fire protection systems monitored by Emergency Response.

**MISCELLANEOUS:** Approximate 287 SF breakroom with base cabinets and sink. Finishes include 18" x 18" ceramic tile floor, painted drywall and 2' x 4' acoustical ceiling tiles.



- LOCATION:** Strategically located a short distance east of Roosevelt Boulevard (Route 1), the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Interstate 95 and Woodhaven Road (Route 63) are only minutes from the property. Travel time to Center City Philadelphia is approx. twenty (20) minutes and New York City is approx. ninety (90) minutes.
- PUBLIC TRANSPORTATION:** SEPTA Bus Routes 1, 14 and 84 offer service to the property. SEPTA Regional Rail West Trenton line offers service from West Trenton, NJ to Center City, Philadelphia and stops at the Somerton Train Station, a short distance from the property.
- AIRPORTS:** Philadelphia International (PHL) is twenty-five (25) minutes away, Northeast Philadelphia Airport (PNE) is ten (10) minutes away and Trenton-Mercer (TTN) is forty (40) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

