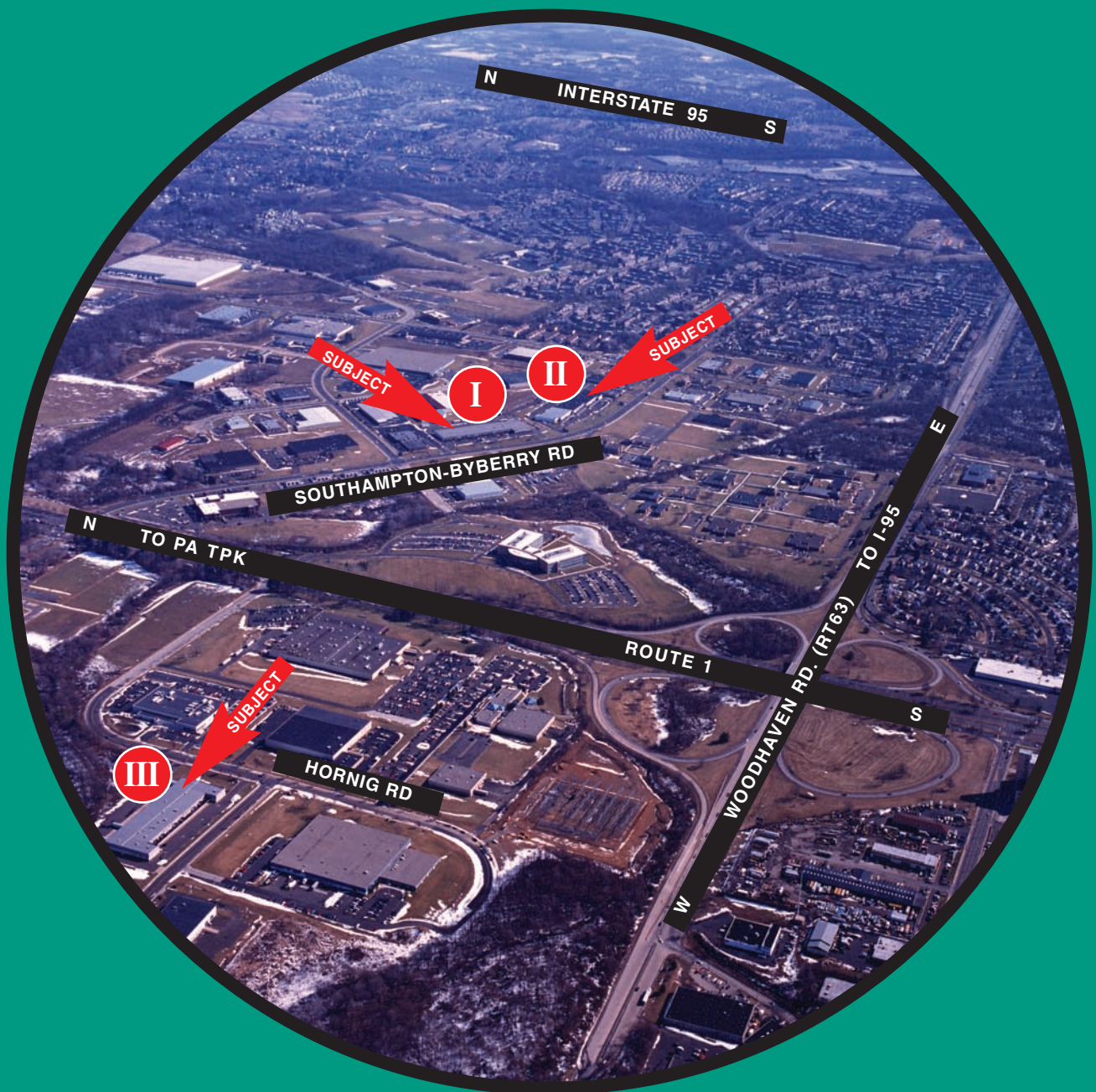


LOCATION

The properties are located within the Byberry East and Byberry West sections of the Philadelphia Industrial Park, immediately adjacent to US Route 1 (Roosevelt Boulevard), and just north of Route 63 (Woodhaven Road). The location provides excellent access to Interstate 95 and the Pennsylvania Turnpike (Philadelphia Interchange - Exit 351). The Northeast Philadelphia Airport is just a few blocks away, and the Philadelphia International Airport is approximately thirty (30) minutes to the south. The SEPTA 14 and 84 bus lines provide service to the properties.



ROOSEVELT BUSINESS CENTER II

BYBERRY EAST SECTION OF THE PHILADELPHIA INDUSTRIAL PARK PHILADELPHIA, PA

66,000 SQUARE FOOT MULTI-TENANT FACILITY DIVISIBLE INTO 6,000 SQUARE FOOT UNITS



CONSTRUCTION: Walls: Architectural/painted block.

Floors: 6" reinforced concrete. **Roof:** 2" rigid insulation over 22 gauge steel decking with rubber membrane roof.

CEILING HEIGHT: 18' sloping to 16' 6" clear under bar joist.

LOADING: Tailgate: Seven (7) tailgate grade doors and six (6) knockout panels for expansion. **Drive-in:** Three (3) drive-in doors and three (3) knockout panels for expansion.

SPRINKLER SYSTEM: 100% dry system.

PLANT/WAREHOUSE LIGHTING: Pendant mounted metal halide.

OFFICE LIGHTING: Fluorescent fixtures.

EXTERIOR LIGHTING: Wall mounted sodium vapor fixtures.

COLUMN SPACING: 50' x 50' (each 6,000 square foot unit is clear span.)

ELECTRICAL SERVICE: Minimum 200 amp, 3 phase service for each 6,000 square foot unit. Service provided by PECO via an underground conduit from a pad mounted transformer.

HVAC: Office Area: Heated and air-conditioned by natural gas fired package units. **Plant Area:** Natural gas fired blower units.

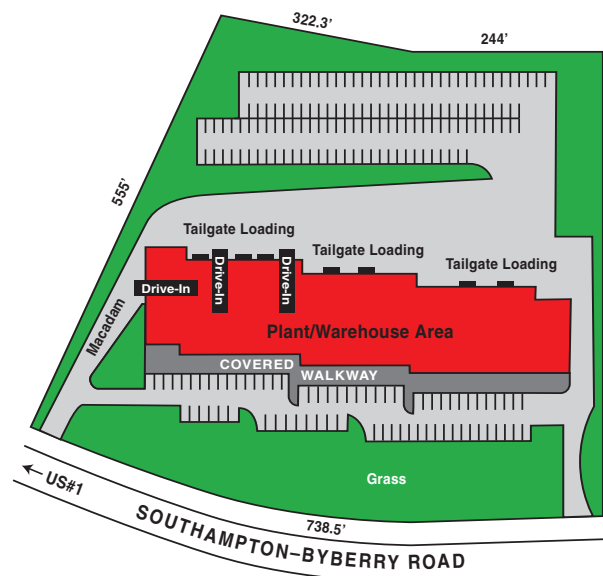
OFFICE AREA: To suit occupants' requirements. Finishes include acoustical ceiling tiles, painted drywall and carpeted floors.

PARKING: Ample paved parking for 130+ cars.

ZONING: I-1 Light Industrial

S I T E P L A N

Note: plan is not to scale



Industrial & Commercial Realtors

RODDY, INC., GLENVIEW CORPORATE CENTER
3220 TILLMAN DRIVE, SUITE 112, BENSALEM, PA 19020-2028
PH: (215) 245-2600, FAX: (215) 245-2670

CALL FOR FURTHER INFORMATION OR VISIT THESE PROPERTIES AND OTHERS ON OUR WEBSITE AT WWW.RODDYINC.COM

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