



PREMISES: 2191 Hornig Road
Roosevelt Business Center III
Byberry West Section of the Philadelphia
Industrial Park
Philadelphia, PA

LOT SIZE: 6 Acres

DESCRIPTION: Modern one (1) story multi-tenant building.

SIZE OF BUILDING: Approximately 55,602 square feet.

AVAILABLE UNIT: An approximate 14,000 square foot unit.

Office Area: Approximately 2,000 square feet. Finishes include acoustical ceiling tiles, painted drywall and carpet.

Plant/Warehouse Area: Approximately 12,000 square feet.

PARKING: Approximately 70 automobiles (Expandable).

AGE OF BUILDING: Constructed 1990.

CONSTRUCTION: Walls: Perimeter steel structure with combination split faced masonry block and metal insulated curtain walls.

Floors: 6" concrete slab reinforced

Roof: Rolled standing seam metal panel roofing system with "R" factor of 13.

CEILING HEIGHT: 18' clear under bar joist.

LOADING: Tailgate: Two (2) 8' X 10' insulated manually operated steel sectional tailgate doors with mechanical in-floor load levelers, dock seals and dock bumpers.

COLUMN SPACING: 50' X 40'



SPRINKLER SYSTEM:	100% wet system.
HVAC:	<u>Office/Break Area</u> – Heated and cooled by natural gas fired package units. <u>Plant/Warehouse Area</u> – Heated by contained natural gas fired suspended blower units.
INTERIOR LIGHTING:	<u>Office Area</u> – Recessed fluorescent fixtures. <u>Plant/Warehouse Area</u> – Mix of LED and pendant mounted metal halide.
EXTERIOR LIGHTING:	Perimeter sodium vapor fixtures mounted on exterior walls.
ELECTRICAL SERVICE:	200 amp, 3 phase service provided by PECO Energy via an underground conduit from a pad mounted transformer.
TOILET FACILITIES:	One (1) men’s room contains two (2) water closets, one (1) urinal and one (1) lavatory. Finishes include VCT flooring, painted drywall, 2’ x 4’ acoustical ceiling tiles and fluorescent lighting. One (1) women’s room contains two (2) water closets, two (2) lavatories. Finishes include VCT flooring, painted drywall, 2’ x 4’ acoustical ceiling tiles and fluorescent lighting.
WATER:	12” main feeding into a 3” line and 8” fire service supplied by Philadelphia Water & Sewer Department.
SEWER:	12” main supplied by Philadelphia Water & Sewer Department.
GAS:	1 1/4” service via a 3” main supplied by Philadelphia Gas Works.
ASSESSMENT:	\$3,816,500 (2023)
REAL ESTATE TAXES:	\$53,423.37 or \$0.96 PSF (2023)
ZONING:	I-2 – Medium Industrial



LOCATION:	Superbly located just west of US Route 1 (Roosevelt Boulevard) and just north of Route 63 (Woodhaven Road). There is immediate access to Interstate 95 via Woodhaven Road and Exit 351 of the Pennsylvania Turnpike is two (2) miles north.
AIRPORT:	The Northeast Philadelphia Airport is five (5) minutes south and the Philadelphia International Airport is thirty (30) minutes south.
HOTELS:	Most major hotels are represented in the area within a five (5) minute drive.
PUBLIC TRANSPORTATION:	The SEPTA 14 and 84 bus lines provide service to this property.