

FOR SALE

PRIME CRANE SERVED FACILITY

21,181 SQUARE FEET ON 2.08 ACRES



**3024 Franks Road, Huntingdon Valley,
Lower Moreland Township, Montgomery County, PA**

Financing: 90% financing available to a qualified buyer, 50% could be at a 2.5% interest rate for a fifteen (15) years and 40% could be at a 2.96% interest rate for twenty (20) years.

LOT SIZE: 2.08 acres

DESCRIPTION: Modern one-story, manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 21,181 sq. ft. **Office:** Approx. 2,430 sq. ft., **Plant/Warehouse:** Approx. 18,751 sq. ft.

PARKING: Macadam paved parking for approximately fifteen (15) automobiles (expandable).

AGE OF BUILDING: Constructed in 1973.

CONSTRUCTION: **Walls:** Front elevation is brick over block with the sides and rear being painted block. **Floors:** Assumed but not verified to be 6" reinforced concrete.

CEILING HEIGHT: 19'5" sloping to 18'10" clear to the underside of bar joist.

LOADING: **Tailgate:** One (1) electrically operated, steel sectional loading dock door measuring 10' x 10'. **Drive-In:** One (1) electrically operated, steel roll-up door measuring 15' x 15'.

CRANES: Two (2) 3-ton pendant operated bridge cranes, each with a travel distance of 111', span of 40' and clearance under hook of 14'6".

COLUMN SPACING: 40' x 45'

HVAC: **Office:** Natural gas fired package units.

Plant/Warehouse: Natural gas fired radiant units.

INTERIOR LIGHTING: Metal halide fixtures throughout with some areas having T8 fixtures.

EXTERIOR LIGHTING: Wall mounted fixtures illuminating parking and loading areas.

ELECTRIC: 200 amp, 240 volt 3 phase service. Provided by PECO Energy.

OFFICE AREA: 2,430 sq. ft. featuring four (4) private offices, one (1) large bullpen area and one (1) kitchenette with base and wall cabinets and a refrigerator. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, painted drywall and carpet.

TOILETS: **Office:** One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies room with one (1) water closet and one (1) lavatory. Finishes include ceramic tile floor and ceramic tile wainscot, painted drywall and 2' x 4' acoustical ceiling tiles. **Plant/Warehouse:** One (1) men's room with one (1) water closet, one (1) urinal, and one (1) lavatory.

WATER: 5/8" line connected to an 8" main; service supplied by Aqua Pennsylvania.

SEWER: 8" main; service supplied by Lower Moreland Township.

GAS: 6" main; service supplied by PECO Energy.

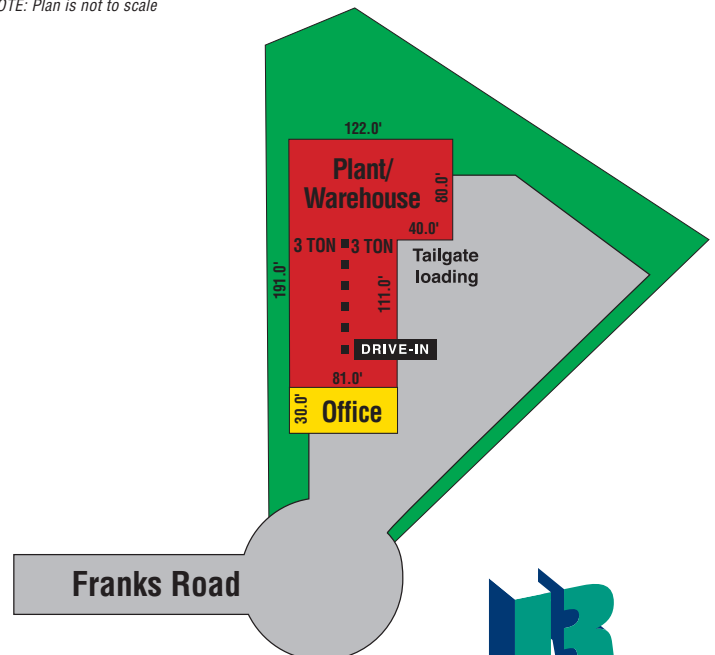
ZONING: I - Industrial.

ASSESSMENT: \$655,770 (2015)

REAL ESTATE TAXES: County: \$2,067 (2015), Municipality: \$ 2,580 (2015), School: \$21,228 (2015), TOTAL: \$ 25,875 (\$1.22/SF)

SITE PLAN

NOTE: Plan is not to scale



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LOCATION: Located in Eastern Montgomery County offering excellent access to Bucks County and Philadelphia with easy access to Interstate 95, Route 1 (Roosevelt Blvd), Pennsylvania Turnpike (I-76), Woodhaven Rd (Route 63) and the bridges to New Jersey.

AIRPORT: Philadelphia International is thirty (30) minutes away and Northeast Philadelphia Airport is ten (10) minutes away.

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

PUBLIC TRANSPORTATION

Train Service: From Philadelphia, PA: Septa's R-3 Train originates at 30th Street Station, traveling to the Philmont train station (a short walk to the facility). From West Trenton, NJ: Septa's R-3 Train stops at Philmont train station, (a short walk to the facility).

Bus Service: From Philadelphia, PA: SEPTA Bus #58 originates at the Frankford Transportation Center continuing to the Neshaminy Mall with a stop at Tomlinson Rd & Rennard St (a short walk to the facility).

MISCELLANEOUS

Security cameras mounted on the exterior of the building.



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