

AVAILABLE

# PRIME NORTHEAST PHILADELPHIA FACILITIES

10551 DECATUR ROAD | 118,036 SQ. FT. AVAILABLE



**LOT SIZE:** 6.24 acres  
**PARKING:** Approx. 120 automobiles.  
**BUILDING SIZE:** Approx. 135,336 sq. ft.  
**AVAILABLE SPACE:** Approx. 118,036 sq. ft.  
**Warehouse:** Approx. 105,384 sq. ft. **Office:** Approx. 12,652 sq. ft.  
**AGE OF BUILDING:** Built 1995.  
**CONSTRUCTION:** **Office:** Combination brick and painted block. **Plant/Warehouse:** Perimeter steel with a wainscot of painted concrete block and insulated steel panel above.  
**CEILING HEIGHTS:** 28'6 and 19'1" clear.

**COLUMN SPACING:** 40' x 40', 42' x 25'4"  
**HVAC:** **Office:** Natural gas-fired rooftop package units. **Warehouse:** Heated and air-conditioned by natural gas-fired blower units.  
**LOADING:** **Tailgate:** Twelve (12) insulated steel sectional doors. Three (3) additional knock-out panels. **Drive-in:** Four (4) insulated steel sectional doors.  
**ELECTRIC:** One (1) 750 KVA transformer; 480/277 volt, 3 phase service.  
**SPRINKLER:** Sprinklered throughout.  
**ZONING:** I-2, Medium Industrial  
**ASSESSMENT:** \$7,000,000 (2016)  
**TAXES:** \$97,986 (\$0.72/SF) (2016)

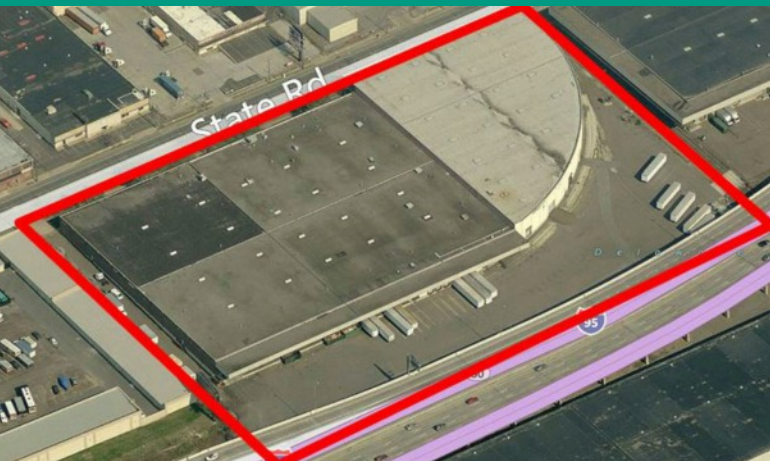
10500 DRUMMOND ROAD | 51,024 SQ. FT. AVAILABLE



**LOT SIZE:** 4.12 acres  
**PARKING:** Approx. 42 automobiles.  
**BUILDING SIZE:** Approx. 51,024 sq. ft.  
**Unit 1:** Approx. 26,824 sq. ft. **Warehouse:** Approx. 24,200 sq. ft. **Office:** Approx. 2,624 sq. ft. **Unit 2:** **Warehouse:** Approx. 24,200 sq. ft.  
**AGE OF BUILDING:** Built 1963.  
**CONSTRUCTION:** Steel frame concrete block exterior curtain walls.  
**CEILING HEIGHT:** 14'0" under bar joist.  
**COLUMN SPACING:** 30' x 40'  
**HVAC:** **Office:** Natural gas-fired rooftop package units. **Warehouse:** Ceiling mounted natural gas-fired blower units and wall-mounted exhaust fans.

**LOADING:** **Unit 1:** **Tailgate:** Four (4) steel roll-up doors. **Drive-In:** One (1) manually-operated steel roll-up door. **Unit 2:** **Tailgate:** Two (2) steel sectional doors. **Drive-In:** One (1) manually-operated steel roll-up door.  
**ELECTRIC:** 2,500 amp 3 phase service supplied by PECO.  
**SPRINKLER:** Sprinklered throughout.  
**ZONING:** I-2, Medium Industrial  
**ASSESSMENT:** \$2,500,000 (2016)  
**TAXES:** \$34,995 (\$0.69/SF) (2016)

7601 STATE ROAD | 201,456 SQ. FT. AVAILABLE



**LOT SIZE:** 8.31 acres  
**PARKING:** Approx. 105 automobiles.  
**BUILDING SIZE:** Approx. 201,456 sq. ft.  
**Warehouse:** Approx. 139,456 sq. ft. **Office:** Approx. 8,900 sq. ft.  
**AGE OF BUILDING:** Built 1968. Addition in 1977.  
**CONSTRUCTION:** Brick over concrete block.  
**CEILING HEIGHTS:** 18'9" and 25'3 clear.  
**COLUMN SPACING:** 60' x 55', 50' x 50'  
**HVAC:** **Warehouse:** Ceiling suspended natural gas-fired blower units. **Office:** Natural gas-fired rooftop package units.

**LOADING:** **Tailgate:** Ten (10) steel roll-up doors. Six (6) insulated steel sectional doors. One (1) interior dock with electrically-operated steel roll-up door. **Drive-In:** One (1) steel roll-up door.  
**ELECTRIC:** 13,200 volt main feed providing 2,000 amp 480/277 3 phase service.  
**SPRINKLER:** Sprinklered throughout.  
**ZONING:** I-2, Medium Industrial  
**ASSESSMENT:** \$5,534,200 (2016)  
**TAXES:** \$77,468 (\$0.37/SF) (2016)



Glenview Corporate Center  
3220 Tillman Drive, Suite 112  
Bensalem, PA 19020-2028  
Ph: (215) 245-2600, Fax: (215) 245-2670  
realestate@roddyinc.com  
www.roddyinc.com

Call for further information or visit this property and others on our website at [www.roddyinc.com](http://www.roddyinc.com)

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**Industrial & Commercial Realtors**

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## LOCATION

Strategically located in Northeast Philadelphia, the properties offer convenient access to US Route 1 (Roosevelt Boulevard), Route 63 (Woodhaven Road), Interstate 95 and the Pennsylvania Turnpike as well as bridges to New Jersey. Travel time to Center City Philadelphia is approximately fifteen (15) minutes and to New York City is approximately ninety (90) minutes.

## AIRPORT

Philadelphia International is twenty-five (25) minutes away. Northeast Philadelphia Airport is ten (10) minutes from the State Road property and within walking distance of the Drummond Road and Decatur Road properties.

## HOTELS

Most major hotels are represented within a five (5) to ten (10) minute drive.

