



**100 MAIN STREET
TULLYTOWN, BUCKS COUNTY, PA 19007**

TAX PARCEL ID: 46-001-001

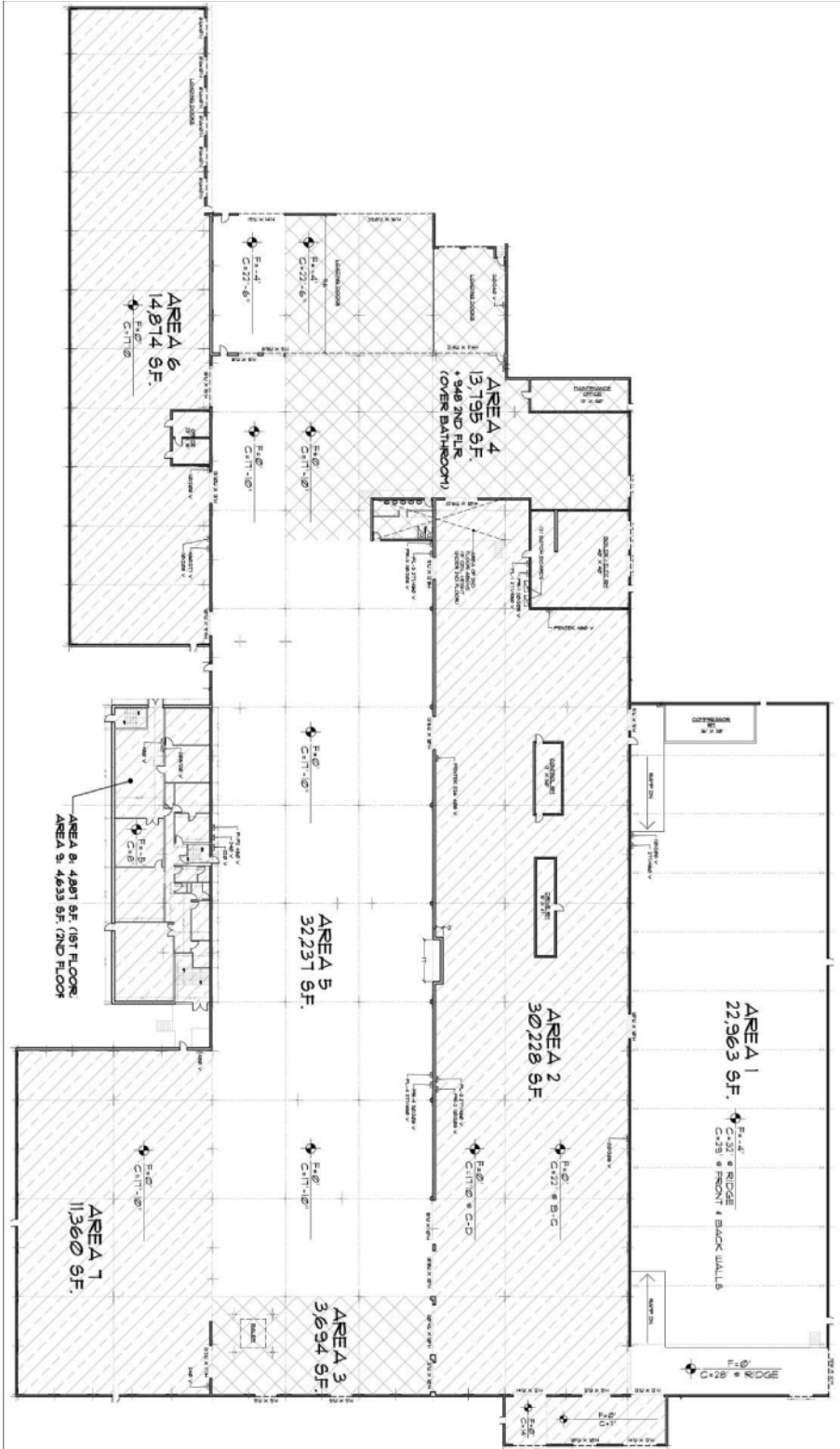
LOT SIZE:	9.71 acres
DESCRIPTION:	One-story manufacturing/warehouse facility.
SIZE OF BUILDING:	Approx. 138,671 sq. ft.; expandable to 274,928 sq. ft. Office: Approx. 9,550 sq. ft. Plant/Warehouse: Approx. 129,121 sq. ft.
PARKING:	Approx. eighty-one (81) designated automobile spaces; however, the entire site is virtually 100% paved and/or stone.
AGE OF BUILDING:	Built 1968 with additions in 1975 and 1980.
CONSTRUCTION:	Walls: Office: Brick over block. Plant/Warehouse: The front, sides and rear (for the most part) are painted concrete block with a band of translucent panel around the top. Floors: Assumed but not verified to be 6" reinforced concrete. Roof: CentiMark installed, mechanically fastened; EPDM rubber membrane replaced 2008 having a 20 year warranty.
CEILING HEIGHT:	Area 1: 35'5" sloping to 32'7" clear to steel purlins. Area 2: 22'6" sloping to 22'0" and 18'0" sloping to 17'6" clear under bar joist. Areas 3, 4, 5, 6 & 7: 18'0" sloping to 17'9" clear under bar joist.
LOADING:	Area 1: Drive-In: One (1) 12'x 12' manually operated steel roll-up door (Expandable to 12' x 14'); one (1) 8' x 10' manually operated insulated steel sectional drive-in door. Tailgate: Two (2) – One (1) 10' x 12' manually operated steel roll-up door and one (1) 20' x 12' manually operated steel roll-up door with Kelly Atlantic Limited hydraulic in-floor load leveler. Area 2: Tailgate: Three (3) manually operated steel roll-up doors, two (2) measure 10' x 10'; one (1) 14' x 12'. Area 3: Tailgate: Two (2) 9' x 10' manually operated steel roll-up doors. Area 4: Tailgate: Eight (8) interior loading dock positions (56' interior truck dock depth): two (2) 20' x 14' and one (1) 40' x 18' electrically operated steel roll-up doors; one (1) position features a Ramp Master 8' x 35' metal drive-in ramp. Two (2) 9' x 11' manually operated steel roll-up doors, and one (1) 9' x 10' manually operated steel roll-up door. Area 6: Tailgate: Six (6) 8' x 10' manually operated steel roll-up doors with interior bollards, dock seals and 3' metal canopy.



- COLUMN SPACING:**
- Area 1:** 81' clear span.
 - Area 2:** 30' x 40' and 30' x 50'.
 - Areas 3, 4, 5, & 7:** Mostly 30' x 40' throughout.
 - Area 6:** 56' clear span.
- SPRINKLER:** 100% wet system supplied by a 10" main providing .20 density over the most remote 1,500 sq. ft. System monitored by Tyco at an annual cost of \$1,480.
- HVAC:**
- Office:** Heated via baseboard heating. Cooled via two (2) rooftop units and supplemental window units.
 - Plant/Warehouse:** Combination of self-contained natural gas-fired blowers and two (2) natural gas-fired (500 HP and 350 HP) Kewanee Boiler Corporation steam boilers.
- INTERIOR LIGHTING:** Twin tube fluorescent.
- EXTERIOR LIGHTING:** Wall mounted fixtures.
- ELECTRIC:** 2500 KVA transformer providing two (2) 3000 amp 277/480 volt 3 phase 3 wire and one (1) 2000 amp 277/480 volt 3 phase 3 wire; service provided by PECO.
- OFFICE AREA:**
- First Floor:** Approx. 4,887 sq. ft. having five (5) private offices, one (1) data closet and three (3) open bullpen areas. One (1) bullpen area contains a deep sink. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted block and mix of VCT and painted concrete flooring.
 - Second Floor:** Approx. 4,663 sq. ft. having one (1) executive office, three (3) private offices, two (2) conference rooms and two (2) open bullpen areas. One (1) kitchenette containing base cabinets and one (1) sink. Finishes include a combination of painted drywall and wallpaper, mix of VCT flooring and carpeting, 2' x 4' acoustical ceiling tiles and 2' x 4' fluorescent lighting.
- TOILET FACILITIES:**
- Office: First Floor:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 2' fluorescent lighting, painted concrete floor and painted concrete block. **Second Floor:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One ladies room with one (1) water closet and one (1) lavatory. One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' fluorescent lighting, a combination of painted drywall and painted block and VCT flooring. **Executive Office:** One (1) water closet, one (1) lavatory and one (1) roughed-in stall shower. Finishes include wainscot of tile, painted drywall, tile flooring, 2' x 4' acoustical ceiling tiles and fluorescent lighting.
 - Plant/Warehouse: Area 2:** One (1) men's room with two (2) water closets, two (2) urinals and two (2) deep sinks. Finishes include painted concrete flooring, painted concrete block and twin tube fluorescent lighting. One (1) ladies room with one (1) water closet and two (2) deep sinks. Finishes include painted concrete flooring, painted concrete block and twin tube fluorescent lighting.
- WATER:** 10" line connected to a 20" main; service provided by Lower Bucks County Joint Municipal Authority.



- SEWER:** 6" line connected to a 12" main; service provided by Lower Bucks County Joint Municipal Authority.
- GAS:** Minimum 30 pound-force per square inch gauge; service supplied by PECO.
- FIRE PROTECTION:** System monitored by Tyco at an annual cost of \$1,480.
- ASSESSMENT:** \$401,680 (2015)
- TAXES:**
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|-----------|---------------------------|
| County: | \$ 9,318.98 (2016) |
| Township: | \$ 4,619.32 (2016) |
| School: | <u>\$63,421.26 (2016)</u> |
| TOTAL: | \$77,359.56 (\$0.61/SF) |
- ZONING:** LI – Light Industrial
- LOCATION:** Strategically situated northeast of Exit 358 (Delaware Valley Interchange) of the Pennsylvania Turnpike, the property offers convenient access to Interstate 95, Route 1 and the New Jersey Turnpike. The property is just thirty (30) minutes from metropolitan Philadelphia, ten (10) minutes from Trenton, NJ and eighty (80) minutes from New York.
- AIRPORT:** Philadelphia International is forty (40) minutes away, Northeast Philadelphia is twenty (20) minutes away, Newark International is sixty (60) minutes away and Trenton Mercer Airport is twenty-five (25) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus 128 offers service to Bristol Pike & Levittown Parkway, a short distance from the property. The Trenton Line of SEPTA Regional Rail offers service to the Levittown-Tullytown Station (Bristol Pike & Levittown Parkway), which is within walking distance of the property.
- MISCELLANEOUS:** Bus ducts throughout. Compressed air lines throughout. Previously rail-served. Track has been removed; however, switch gear remains in place.
- ENTERPRISE ZONE INCENTIVES:**
- * \$1,000 in tax credits for each new full-time job created at 150% of federal minimum wage.
 - * Infrastructure improvements are automatically eligible for grants.
 - * Job training grants up to 100% of eligible cost are available for training which results in new full-time employment opportunities.
 - * Up to 25% of corporate net income tax credits for the value of rehabilitating, expanding or improving buildings and land.



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