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**355 S. FLOWERS MILL ROAD
MIDDLETOWN TOWNSHIP
LANGHORNE, BUCKS COUNTY, PA**

LOT SIZE: Tax Parcel #1: Approx. 5.44 acres
Tax Parcel #2: Approx. 6.48 acres
TOTAL: Approx. 11.92 acres

DESCRIPTION: Modern, one (1) story clear span building with two (2) story office area.

SIZE OF BUILDING: Approx. 54,367 square feet with approvals in place to expand the building to a total of approx. 69,367 square feet.

Office Area: Approximately 20,238 square feet.

First Floor: Approximately 10,369 square feet.
Second Floor: Approximately 9,869 square feet.

PARKING: Macadam paved parking for 130 automobiles with approvals in place to expand to a total of 160 spaces.

AGE OF BUILDING: Constructed in 1976.

CONSTRUCTION: **Walls:** Insulated steel panel to the roofline.
Floor: 6" concrete floor over crushed stone base (6,000 PSI rating) with exception of approx. 4,725 square feet which is macadam.
Roof: Galvanized sheet metal roof with Andek Polarroof AC elastic coating. The southern half of the roof was re-coated in 2006, the northern half in 2007. Each application of Andek Polarroof AC coating carries a ten (10) year manufacturer's warranty.

CEILING HEIGHT: Approx. 36'4" sloping to 15'9" clear under steel purlins.



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LOADING:

Tailgate: Four (4) electrically operated, insulated steel sectional tailgate loading doors, measuring 8' x 10'. All doors contain hydraulic levelers, air curtains, vision panels and dock lights.

Drive-In: Three (3) electrically operated, insulated steel sectional drive-in doors. One (1) measures 10' x 10' and features vision panels. Two (2) measure 8' x 8'.

COLUMN SPACING:

Clear span throughout (120').

HVAC:

Office Area: Heated and cooled by a Carrier split system installed in 2006.

Plant/Warehouse: Heated by natural gas fired blower units.

INTERIOR LIGHTING:

Combination of metal halide and T5 lighting fixtures.

EXTERIOR LIGHTING:

Wall and pole mounted fixtures.

ELECTRICAL SERVICE:

400 amp, 480/277 volt, 3 phase service provided by PECO.

OFFICE AREA:

Approximately 20,238 square feet.

First Floor: Approximately 10,369 square feet containing ten (10) private offices and three (3) general office areas.

Second Floor: Approximately 9,869 square feet containing one (1) executive office complete with private kitchen and restroom, eleven (11) private offices, one (1) conference room and two (2) general office areas.

TOILET FACILITIES:

Office Area

First Floor: One ladies' room contains three (3) water closets and one (1) lavatory.

One men's room contains two (2) water closets, one (1) urinal and one (1) lavatory. Two men's rooms each contain two (2) water closets, two (2) urinals and one (1) lavatory.

Second Floor: One (1) executive restroom contains one (1) water closet and one (1) lavatory.



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One ladies' room contains four (4) water closets and three (3) lavatories.

One men's room contains two (2) water closets, two (2) urinals and three (3) lavatories.

Plant/Warehouse: One (1) restroom contains two (2) water closets, two (2) urinals and two (2) lavatories. Finishes include ceramic tile flooring, ceramic tile walls and 2' x 4' acoustical ceiling tiles.

Plumbing in place to create additional restrooms.

GAS:

Five (5) lb pressure service; supplied by PECO.

ASSESSMENT:

Tax Parcel # 22-040-008:	\$321,960 (2013)
Tax Parcel # 22-040-008-003:	<u>38,880 (2013)</u>
TOTAL:	\$360,840 (2013)

TAXES:

Tax Parcel # 22-040-008:	\$62,064.23 (2013)
Tax Parcel # 22-040-008-003:	<u>7,494.90 (2013)</u>
TOTAL:	\$69,559.13 (2013)

\$1.28/SF

ZONING:

M-1 – Light Manufacturing

LOCATION:

Strategically located at the Route 213 Exit (Maple Avenue) of US Route 1 and offering immediate access to Interstate 95, the Pennsylvania Turnpike (Interstate 276) and the New Jersey Turnpike (Interstate 95) as well as bridges to New Jersey.

PUBLIC TRANSPORTATION:

The West Trenton Regional Rail Line stops at the Langhorne Train Station where connection can be made with SEPTA Bus 14 or 129 which provides service within a ten (10) minute walk of the property. The West Trenton Regional Rail Line offers service between Center City Philadelphia, Jenkintown and West Trenton, NJ.



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AIRPORT:

Philadelphia International Airport is forty (40) minutes away and Northeast Philadelphia Airport is twenty (20) minutes away, Newark International Airport is seventy (70) minutes away and Trenton-Mercer Airport is twenty (20) minutes away.

HOTELS:

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

MISCELLANEOUS:

Two (2) level mezzanine with a live load capacity of 125 lbs/sq.ft. (optionally available). Accessing the mezzanine is a Vertical Reciprocating Conveyor (VRC) lift with a 5,000 lb capacity.

Diesel fired back-up generator.