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**275-99 GEIGER ROAD
RED LION SOUTH INDUSTRIAL DISTRICT
PHILADELPHIA INDUSTRIAL PARK
PHILADELPHIA, PA**

LOT SIZE: Approx. 8.0 acres.

PARKING: One hundred two (102) macadam-paved automobile spaces (Expandable).

DESCRIPTION: Modern one (1) story manufacturing and distribution facility.

SIZE OF BUILDING: Approx. 89,500 sq. ft.
Available Unit: Up to approx. 50,000 sq. ft.

AGE OF BUILDING: Constructed in 1979.

CONSTRUCTION: **Walls: Office:** Split face block on three (3) sides. **Plant/Warehouse:** 12" concrete block and insulated metal panel.
Floors: Office: Assumed but not verified to be 4" concrete slab on grade over crushed stone. **Plant/Warehouse:** Assumed but not verified to be 6" concrete slab reinforced with 6" x 6" 8/8 wire mesh.

ROOF: Built-up roofing system over 2" rigid insulation on 1 1/2", 22 gauge metal deck installed 2006 with a ten (10) year warranty.

CEILING HEIGHT: **Plant/Warehouse:** Approx. 22' 7' sloping to 21' 8' clear.

COLUMN SPACING: Mostly 40' x 45'.



- LOADING:** **West Elevation: Tailgate:** Six (6) tailgate docks with 8' x 10' electrically operated steel roll up doors, all of which have edge of dock levelers, interior bollards and dock seals. Loading platform measuring 20' x 20' with access to building, facilitated by one (1) 12' x 14' manually operated metal overhead door. **Drive-In:** Access to building, facilitated by one (1) 14' x 16' electrically operated metal roll-up door.
- Rear Elevation: Tailgate:** One (1) tailgate dock with 10' x 10' manually operated metal overhead door. Covered loading platform measuring 15' x 100' with access to building, facilitated by two (2) 10' x 10' manually operated metal overhead doors.
- CRANE SERVICE:** One (1) 10 ton "Philadelphia Tramrail Company" pendant operated crane; 45' span; approximate 16' clearance under hook.
- SPRINKLER SERVICE:** 100% wet system serviced by 6" main, service provided by Philadelphia Water Department.
- HVAC:** **Office:** Centrally heated and air conditioned by a 10-ton combination rooftop natural gas-fired unit, distributed through ceiling diffusers. Perimeter hot water heat supplied from "Weil McLain" gas-fired boiler.
- Plant/Warehouse:** Self-contained natural gas-fired "Reznor" unit heaters supplemented by natural gas-fired ceiling suspended radiant infrared units. Ventilation provided by ceiling mounted electric powered vents throughout.
- INTERIOR LIGHTING:** **Office:** 2' x 4' lay-in fluorescent fixtures.
- Plant/Warehouse:** Combination of T8 fluorescent fixtures and 200-watt metal halide fixtures.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- ELECTRIC:** 13,200 volt high tension service. There is one (1) 750 KVA transformer supplying 1200 amp, 480/277 volt, 3 phase 3 wire service. There are four (4) runs of bus duct distribution throughout. Service is provided by PECO Energy.
- TOILET FACILITIES:** **Office:** One (1) male facility containing two (2) urinals, two (2) water closets and three (3) lavatories. One (1) female facility containing two (2) water closets and two (2) lavatories.
- Plant/Warehouse:** One (1) male facility containing six (6) urinals, five (5) water closets and two (2) full Bradley basins. One (1) male facility containing three (3) urinals, three (3) water closets and one (1) double fiberglass industrial lavatory. One (1) female facility containing two (2) water closets and two (2) lavatories.



DOMESTIC HOT WATER: Two (2) natural gas-fired Kenmore 75 gallon hot water heaters.

WATER: 2" line connecting to 8" main; service provided by Philadelphia Water & Sewer Department.

SEWER: 10" sanitary main and 36" storm main; service provided by Philadelphia Water & Sewer Department.

GAS: 2" line; high pressure service provided Philadelphia Gas Works.

ZONING: I-2 Medium Industrial.

ASSESSMENT: \$2,600,000 (2016)

REAL ESTATE TAXES: \$36,394.80 or \$0.41 psf (2016)

USE & OCCUPANCY: \$31,460.00 or \$0.35 psf (2016)

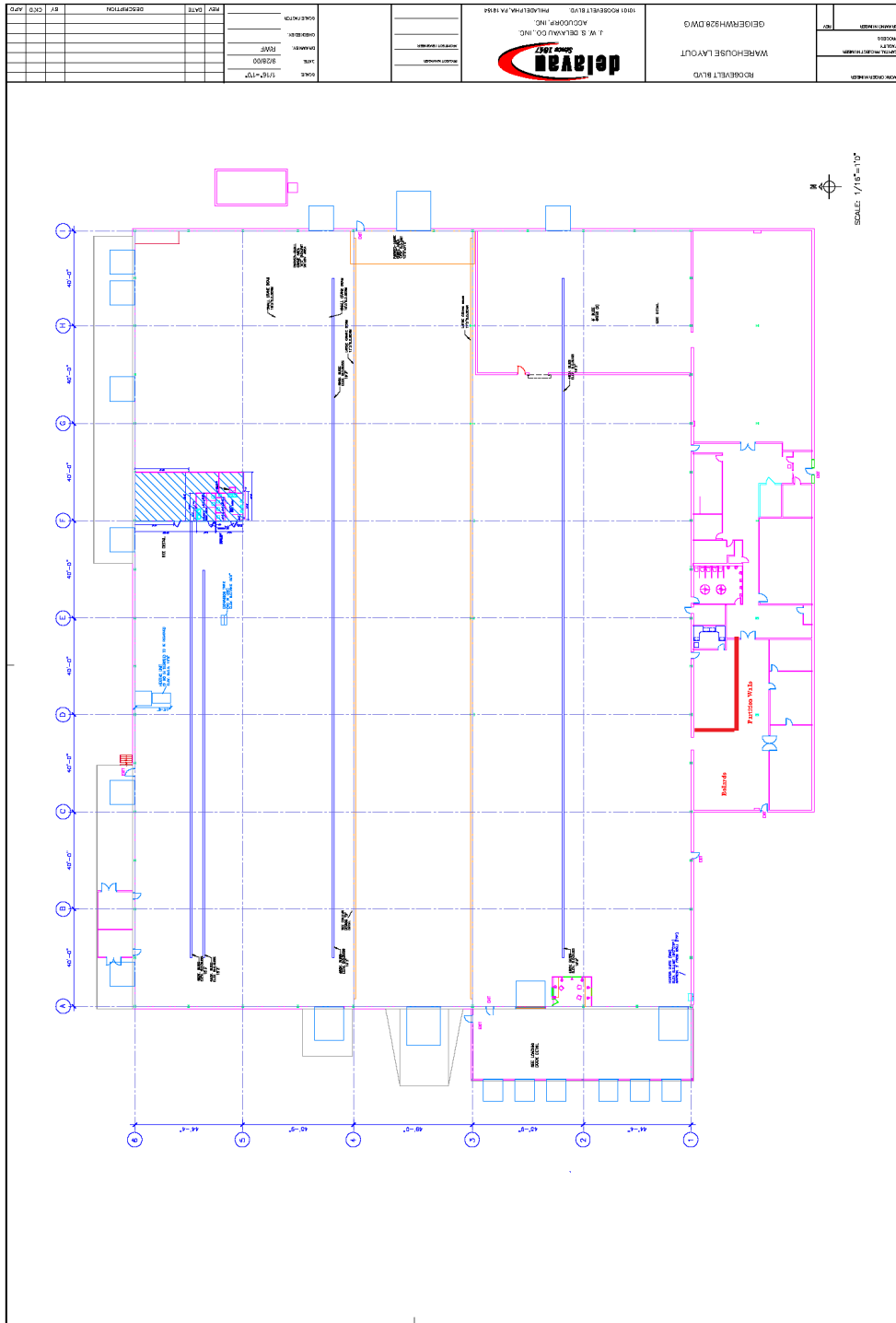
STORMWATER: \$25,919.40 or \$0.29 psf (2016)

MISCELLANEOUS: Various floor drains throughout plant area.

PUBLIC TRANSPORTATION: SEPTA Bus Route #67 stops on Geiger Road, originating at the Frankford Terminal.

LOCATION: Situated in Northeast Philadelphia offering excellent access to major transportation routes. Route 1 (Roosevelt Boulevard), I-276 (Pennsylvania Turnpike Interchange 28), I-95 (Delaware Expressway), Route 63 (Woodhaven Road). Access to New Jersey via the Tacony-Palmyra, Betsy Ross, Burlington-Bristol and Turnpike Bridges.

Conveniently located in close proximity are major hotels, motels and shopping centers.



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