

Roddy Inc.
Industrial & Commercial Realtors



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**9100 STATE ROAD
PHILADELPHIA, PA 19136
TAX PARCEL ID: 88-4264500**

LOT SIZE: Approx. 3.17 acres.

PARKING: Macadam paved parking for approx. seventy-four (74) automobiles.

DESCRIPTION: Modern one (1) story and part two (2) story industrial/office building.

SIZE OF BUILDING: Approx. 48,441 sq. ft.
Office: Approx. 10,896 sq. ft.
Showroom: Approx. 3,325 sq. ft.
Plant/Warehouse: Approx. 34,220 sq. ft.

AGE OF BUILDING: Constructed in 1950.

CONSTRUCTION: **Walls:** *Front:* Brick over block. *Sides/Rear:* Painted concrete block.
Floor: Assumed but not verified to be 6" reinforced concrete.
Roof: Goodyear rubber membrane system.

CEILING HEIGHT: Approx. 25'4" sloping to 25'0" clear.

COLUMN SPACING: Mostly 50' x 38'
Rear: 58' x 38'

SPRINKLER SYSTEM: 100% wet system supplied by a 8" main.

SECURITY/FIRE MONITORING: Entire building is wired for security protection; monitored by Circuit Shack Security at an annual cost of \$540.00.

LOADING: **Tailgate:** Six (6) 8' x 8' electrically operated steel roll-up doors containing interior bollards, mechanical levelers, docks lights and dock seals.
Drive-In: Two (2) doors. One 10' x 15' electrically operated steel roll-up door and one (1) 8' x 8' electrically-operated steel roll-up door.

HVAC: **Office/Showroom:** Centrally heated and air-conditioned by multiple natural gas-fired rooftop package units. Most units have been replaced in the last five (5) years.
Plant/Warehouse: Natural gas-fired ceiling suspended radiant units supplemented by self-contained natural gas-fired blower unit.

ELECTRIC: 600 amp, 240/120 volt 3 phase; service provided by PECO Energy.



INTERIOR LIGHTING:	Combination of T8 and fluorescent lighting. T8 lighting has occupancy sensors installed.
EXTERIOR LIGHTING:	Wall mounted fixtures.
TOILET FACILITIES:	<p>Office: First Floor: One (1) men's room having one (1) water closet, one (1) stall shower and one (1) lavatory. One (1) men's room having two (2) water closets, one (1) urinal and one (1) lavatory. One (1) ladies room having one (1) water closet and one (1) lavatory. Finishes include tile flooring, wainscot of tile, painted drywall, 2' x 4' acoustical ceiling tiles and fluorescent lighting.</p> <p>Second Floor: One (1) men's room having one (1) water closet and one (1) lavatory. Finishes include tile flooring, painted drywall and 2' x 4' fluorescent lighting. One (1) ladies room having three (3) water closets and two (2) lavatories. Finishes include VCT flooring, painted drywall and 2' x 4' fluorescent lighting.</p> <p>Plant/Warehouse: Two (2) men's rooms, each having two (2) water closets, one (1) urinal and two (2) lavatories. Finishes include painted block, VCT flooring, 2' x 4' acoustical ceiling tiles and fluorescent lighting. One (1) ladies room having one (1) water closet and one (1) lavatory. Finishes include painted block, VCT flooring, 2' x 4' acoustical ceiling tiles and fluorescent lighting.</p>
OFFICE AREA:	<p>Approx. 10,896 sq. ft.</p> <p>First Floor: Multiple private offices, three (3) open bullpen areas, one (1) reception area and two (2) conference rooms. Finishes include a combination of carpet and VCT flooring, painted drywall and 2' x 4' acoustical ceiling tiles with fluorescent lighting.</p> <p>Second Floor: Five (5) private offices, one (1) open bullpen area and one (1) storage closet. Finishes include a combination of carpet and VCT flooring, painted drywall and 2' x 4' acoustical ceiling tiles with fluorescent lighting.</p>
WATER:	12" main; service provided by the Philadelphia Water Department.
SEWER:	6" main; service provided by the Philadelphia Water Department.
GAS:	2" line connected to a 6" main; service supplied by Philadelphia Gas Works.
ZONING:	I-2 Medium Industrial
ASSESSMENT:	\$1,693,000 (2016)
REAL ESTATE TAXES:	\$23,698.61 or \$0.49/SF (2016)
LOCATION:	Strategically located on State Road just south of the Academy Road Interchange of Interstate 95. The property is readily accessible to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is within twenty (20) minutes of Center City Philadelphia and a ninety (90) minute drive to New York City.



**PUBLIC
TRANSPORTATION:**

SEPTA Bus 84 offers service from Frankford Transportation Center to Bustleton and County Line Roads stopping at State Road and Pennypack Street, a short distance from the property.

AIRPORT:

Philadelphia International (PHL) is thirty (30) minutes south and Northeast Philadelphia (PNE) is ten (10) minutes north.

HOTELS:

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

MISCELLANEOUS:

- One (1) Shipper's office and one (1) lunchroom in the Plant/Warehouse area. Finishes include VCT flooring, base and wall cabinets, sink and range.
- Two (2) mezzanine areas in the Plant/Warehouse.
- Fenced-in truck court.
- Back-up generator.
- Ceiling fans in Plant/Warehouse.