

SALE OR LEASE

PRIME SUBURBAN PHILADELPHIA INDUSTRIAL FACILITIES

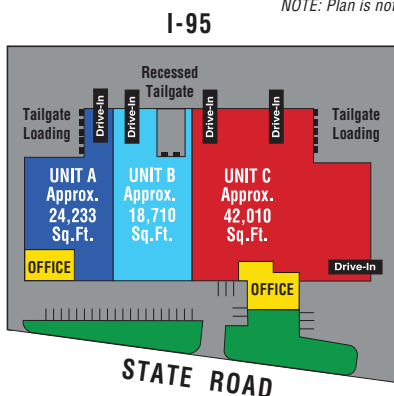
84,953 SQ. FT. ON 4.15 ACRES & 80,918 SQ. FT. ON 3.98 ACRES

500 STATE ROAD, BENSALEM, PA 19020



SITE PLAN

NOTE: Plan is not to scale



LOT SIZE: Approx. 4.15 acres.

DESCRIPTION: One-story, masonry and steel frame modern, warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 84,953 sq. ft. (currently demised into 3 units) **Unit A:** Approx. 24,233 sq. ft.

Plant/Warehouse: Approx. 18,967 sq. ft. **Offices:** Approx. 5,266 sq. ft. **Unit B:** Approx. 18,710 sq. ft. **Plant/Warehouse:** Approx. 18,710 sq. ft. **Offices:** Build-to-Suit. **Unit C:** Approx. 42,010 sq. ft. **Plant/Warehouse:** Approx. 38,670 sq. ft. **Offices:** Approx. 3,340 sq. ft.

PARKING: Approx. sixty-two (62) automobiles; expandable.

AGE OF BUILDING: Built 1974.

CONSTRUCTION: **Frame:** Perimeter steel. **Walls:** Front Elevation: Combination of brick over block and insulated steel sandwich panel. **Offices:** Brick. **Side & Rear Elevations:** Painted concrete block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Steel deck on top of which is insulation. **Unit A:** CertainTeed Membrane Roofing System warrantied through August 14, 2018.

Units B & C: Carlisle 45-Mil TPO RhinoBond Roofing System warrantied through December 1, 2028.

Unit C – Offices: Carlisle 60-Mil TPO RhinoBond Roofing System warrantied through December 1, 2035.

CEILING HEIGHT: 24'9" sloping to 24'0" to underside of bar joist.

COLUMN SPACING: 42' x 30'.

LOADING: **Tailgate:** Twelve (12) docks. **Unit A:** Five (5) insulated steel sectional doors – three (3) measuring 8' x 8'

and two (2) measuring 8' x 10' – all having mechanical levelers, dock seals, dock lights and canopy. **Unit B:** Two (2) interior docks accessed via one (1) 23'8" x 14' electrically-operated steel roll-up door having mechanical levelers.

Unit C: Five (5) insulated steel sectional doors – four (4) measuring 8' x 8' and one (1) measuring 8' x 9' – having mechanical levelers, dock seals, dock bumpers, dock lights and dock gates. **Drive-In:** Five (5) doors. **Unit A:** One (1) 20' x 14' electrically-operated steel roll-up door. **Unit B:** One (1) 10' x 10' insulated steel sectional door. **Unit C:** Three (3) doors – one (1) 10' x 14' steel roll-up door and two (2) 10' x 10' steel sectional doors.

SPRINKLER: Wet system.

HVAC: **Plant/Warehouse:** Self-contained natural gas-fired blower units throughout. Separately metered for each unit.

Offices: Natural gas-fired rooftop package systems. Separately metered for each unit.

ELECTRIC: **Unit A:** 400 amp, 120/208 volt, 3 phase, 4 wire; and 1600 amp, 277/480 volt, 3 phase, 4 wire. **Unit B:** 200 amp, 120/208 volt, 3 phase, 4 wire. **Unit C:** 1200 amp, 120/208 volt, 3 phase, 4 wire with an in-house 500 KVA transformer that steps it up to 480 volt, 3 phase, 3 wire. Service provided by PECO Energy.

INTERIOR LIGHTING: Fluorescent; skylights throughout.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ZONING: L-1, Light Industrial.

ASSESSMENT: \$356,180 (2016)

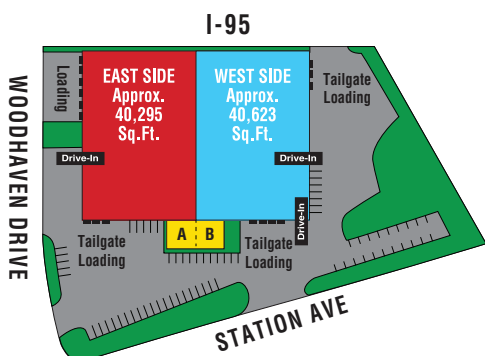
REAL ESTATE TAXES: \$70,575 (\$0.83 per sq. ft.)

1750 WOODHAVEN DRIVE, WOODHAVEN INDUSTRIAL PARK, BENSALEM, PA 19020



SITE PLAN

NOTE: Plan is not to scale



LOT SIZE: Approx. 3.98 acres.

DESCRIPTION: One-story, masonry and steel building.

SIZE OF BUILDING: Approx. 80,918 sq. ft. (currently demised into 2 units) **East Side:** Approx. 40,295 sq. ft. – Available. **Plant/Warehouse:** Approx. 38,742 sq. ft.

Offices: Approx. 1,553 sq. ft. **West Side:** Approx. 40,623 sq. ft. – Currently Leased. **Plant/Warehouse:** Approx. 38,978 sq. ft. **Offices:** Approx. 1,647 sq. ft.

PARKING: Approx. one hundred ten (110) automobiles; expandable.

AGE OF BUILDING: Built 1975.

CONSTRUCTION: **Frame:** Steel. **Walls:** Offices & Front & East Elevations: Brick over concrete block. **South & West Elevations:** Painted stucco over block. **Floors:** Assumed to be 6" reinforced concrete but not verified. **Roof:** Steel deck on top of which is insulation on top of which is a Carlisle rubber membrane roofing system warrantied through April 27, 2035, having an interior ship's ladder.

CEILING HEIGHT: 16'8" sloping to 15'9" clear under bar joist.

COLUMN SPACING: Mostly 32' x 40'.

LOADING: **Tailgate:** Sixteen (16) docks. **East Side:** Nine (9) manually-operated doors with edge-of-dock levelers and rubber bumpers – four (4) 8' x 9' steel sectional doors, two (2) 8' x 10' insulated steel sectional doors and three (3) 9' x 10' insulated steel panel doors – eight (8) have dock lights.

West Side: **Tailgate:** Seven (7) manually-operated doors with rubber bumpers – four (4) 8' x 9' steel sectional doors and three (3) 8' x 8' insulated steel panel doors – four (4) have air curtains. **Drive-In:** Three (3) doors. **East Side:** One (1) 14' x 14' electrically-operated steel roll-up door. **West Side:** Two (2) electrically-operated doors – one (1) 15'9" x 14' steel roll-up door and one (1) 14' x 14' steel roll-up door.

SPRINKLER SYSTEM: 100% wet system.

HVAC: **East Side:** **Plant/Warehouse:** Self-contained natural gas-fired blower units. Paddle fans throughout. **Offices:** Rooftop-mounted units. **West Side:** **Plant/Warehouse:** Self-contained oil-fired units (non-operational). **Offices:** Rooftop-mounted units.

ELECTRIC: **East Side:** 2000 amp, 240 volt, 3 phase, 3 wire. **West Side:** 800 amp, 277/480 volt, 3 phase, 4 wire. Service provided by PECO Energy.

INTERIOR LIGHTING: **East Side:** **Plant/Warehouse:** T8 fluorescent. **Offices:** T8 fluorescent. **West Side:** **Plant/Warehouse:** Twin-tube fluorescent. **Offices:** Fluorescent.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ZONING: L-1, Light Industrial.

ASSESSMENT: \$384,600 (2016)

REAL ESTATE TAXES: \$76,205.61 (\$0.94 per sq. ft.)

Visit this property and others on our website at www.rododyinc.com
(215) 245-2600 • email: realestate@rododyinc.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.



Industrial & Commercial Realtors

500 STATE ROAD: Strategically situated between the Academy Road and Woodhaven Road Interchange of I-95, the property offers convenient access to the Pennsylvania Turnpike (Exit 351/Bensalem) as well as Route 1 and the Betsy Ross Bridge and Tacony–Palmyra Bridge to New Jersey. The property is just twenty (20) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.

PUBLIC TRANSPORTATION: SEPTA Bus 84 offers service from Frankford Transportation Center to Bustleton Avenue and County Line stopping at Grant Avenue and State Road, a short distance from the property. The Trenton Line of SEPTA Regional Rail offers service to the Torresdale Rail Station located at Grant Avenue and James Street, a short distance from the property.

1750 WOODHAVEN DRIVE: Strategically located on Woodhaven Drive at Station Avenue—approx. one (1) mile southwest of the Street Road (Route 132) Interchange of I-95 and one (1) mile northeast of the Woodhaven Road (Route 63) Interchange of I-95—the property offers convenient access to the Pennsylvania Turnpike (Exit 351/Bensalem) as well as Route 1 and the Betsy Ross Bridge and Tacony–Palmyra Bridge to New Jersey. The property is just twenty (20) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.

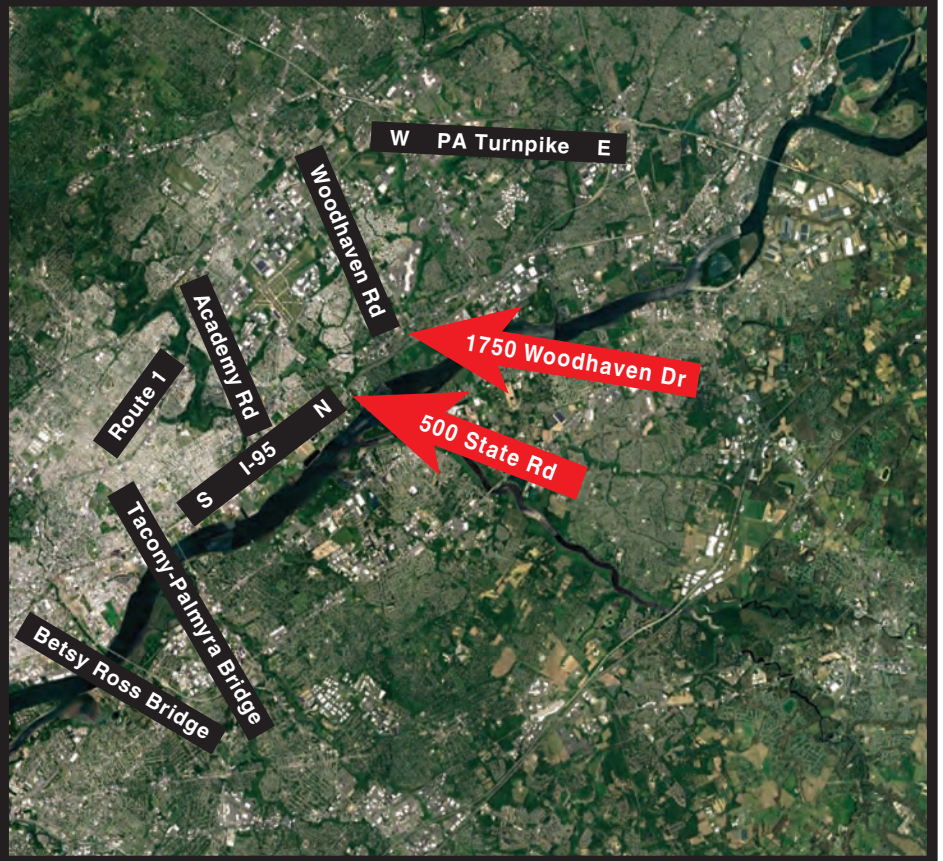
PUBLIC TRANSPORTATION: SEPTA Bus 304 originates at Frankford Avenue and Torresdale Avenue and drops off within a short walk of the property. The Trenton Line of SEPTA Regional Rail offers service to the Cornwell Heights Rail Station, next door to the property.

AIRPORTS

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

HOTELS

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



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

Industrial & Commercial Realtors

