



**10551 DECATUR ROAD  
PHILADELPHIA INDUSTRIAL PARK  
PHILADELPHIA, PA 19154  
TAX PARCEL #: 88-4278500**

<b>LOT SIZE:</b>	6.24 acres
<b>DESCRIPTION:</b>	Modern one (1) story warehouse/manufacturing facility with two (2) story office area.
<b>SIZE OF BUILDING:</b>	Approx. 135,336 sq. ft. <b><u>Plant/Warehouse:</u></b> 105,384 sq. ft. <b><u>Office:</u></b> 29,952 sq. ft.
<b>AVAILABLE SPACE:</b>	Approx. 118,036 sq. ft. <b><u>Plant/Warehouse:</u></b> 105,384 sq. ft. <b><u>Office:</u></b> Approx. 12,652 sq. ft.
<b>PARKING:</b>	Approx. one hundred twenty (120) automobiles.
<b>AGE OF BUILDING:</b>	Constructed 1995.
<b>CONSTRUCTION:</b>	<b><u>Walls:</u></b> <b><u>Office:</u></b> Combination brick and painted block. <b><u>Plant/Warehouse:</u></b> Perimeter steel with a wainscot of painted concrete block and insulated steel panel above. <b><u>Floors:</u></b> Assumed but not verified to be 6" reinforced concrete.
<b>CEILING HEIGHT:</b>	Approx. 50,024 sq. ft. features ceiling heights of 31'5" sloping to 28'6" to the underside of steel beam. Approx. 55,360 sq. ft. features ceiling heights of 19'5" sloping to 19'1" clear to the underside of bar joist.
<b>LOADING:</b>	<b><u>Tailgate:</u></b> Four (4) tailgate loading docks with 8' x 9' insulated steel sectional doors equipped with dock bumpers and mechanical levelers. Four (4) tailgate loading docks with 8' x 10' insulated steel sectional doors. Three (3) tailgate loading docks with 12' x 14' insulated steel sectional doors. One (1) tailgate loading dock with 12' x 16' insulated steel sectional door. Three (3) additional knock-out panels. <b><u>Drive-in:</u></b> Three (3) 10' x 10' insulated steel sectional drive-in doors. One (1) 12' x 14' insulated steel sectional drive-in door.
<b>COLUMN SPACING:</b>	40' x 40', 42' x 25'4"
<b>SPRINKLER SYSTEM:</b>	100% wet system monitored by Alert One at an annual cost of \$2,900.



- HVAC:** Office: Natural gas-fired rooftop package units.  
Plant/Warehouse: Heated by natural gas-fired blower units.
- INTERIOR LIGHTING:** Combination of T5 fluorescent fixtures and metal halide fixtures.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- ELECTRIC:** One (1) 750 KVA transformer providing 1,600 amp, 480/277 volt 3-phase secondary service provided by PECO Energy.
- OFFICE:** Approx. 29,952 sq. ft. in total. Approx. 17,300 sq. ft. (two (2) floors) is leased until 1/31/2017. Approx. 12,652 sq. ft. remain available for occupancy.
- TOILET FACILITIES:** Office: One (1) men's room with two (2) water closets, one (1) urinal, two (2) lavatories. One (1) ladies' room with two (2) water closets and two (2) lavatories. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, mosaic tile flooring and ceramic tile wainscot.  
Plant/Warehouse: One (1) ladies room containing two (2) waterclosets and two (2) lavatories. One (1) men's locker room containing six (6) water closets, three (3) lavatories and two (2) stall showers. Plumbing lines in place to supply two (2) urinals. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, mosaic tile flooring and ceramic tile wainscot.
- WATER:** 1 1/2" line; service provided by Philadelphia Water Department.
- SEWER:** Service provided by Philadelphia Water Department.
- GAS:** Service supplied by Philadelphia Gas Works.
- ZONING:** I-2, Medium Industrial
- LOCATION:** Conveniently located just southeast of US Route 1 (Roosevelt Boulevard) and Route 63 (Woodhaven Road), the property offers immediate access to Interstate 95 via Woodhaven Road or Academy Road. Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike is two (2) miles north.
- AIRPORT:** Philadelphia International is twenty (20) minutes away and Northeast Philadelphia Airport is within walking distance.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** The Market-Frankford Line of SEPTA Regional Rail offers service from the 69<sup>th</sup> Street Transportation Center to the Frankford Transportation Center. SEPTA Bus 50 offers service from the Frankford Transportation Center and stops at the property.

**Roddy Inc.**  
*Industrial & Commercial Realtors*



Glenview Corporate Center  
3220 Tillman Drive, Suite 112  
Bensalem, Pennsylvania 19020-2028  
215.245.2600 Office  
215.245.2670 Fax  
www.rododyinc.com  
realestate@rododyinc.com

**SERVICE AREA:**

***SCHOOL CATCHMENT***

ELEMENTARY SCHOOL  
FITZPATRICK

MIDDLE SCHOOL  
FITZPATRICK

HIGH SCHOOL  
WASHINGTON H.S.

***POLITICAL***

2016 COUNCILMANIC DISTRICT  
10

WARD  
66

WARD DIVISIONS  
6617

***PUBLIC SAFETY***

POLICE PUBLIC SERVICE AREA  
083

POLICE DISTRICT  
8

POLICE SECTOR  
80

POLICE DIVISION  
NEPD

FIRE DISTRICT  
22

***STREETS***

HIGHWAY DISTRICT  
6

HIGHWAY SECTION  
6 G

HIGHWAY SUBSECTION  
6G 1

STREET LIGHT ROUTES  
38

TRAFFIC DISTRICT  
3

TRAFFIC PM DISTRICT  
3320

SANITATION AREA  
6

SANITATION DISTRICT  
6B

***DISTRICTS***

PLANNING  
LOWER FAR NORTHEAST

LICENSES AND INSPECTIONS (L+ I)  
EAST

RECREATION  
2

***WATER***

PWD MAINTENANCE DISTRICT  
THS/FC

WATER TREATMENT PLANT  
BAXTER

WATER PLATE INDEX  
103

