



**7601 STATE ROAD
PHILADELPHIA, PA 19136
TAX PARCEL #: 88-4256500**

LOT SIZE: 8.31 acres.

DESCRIPTION: Modern one-story warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 201,456 sq. ft.
Original Section: Approx. 139,456 sq. ft.
Addition: Approx. 62,000 sq. ft.
Office: Approx. 8,900 sq. ft.
Plant/Warehouse: Approx. 192,556 sq. ft.

PARKING: Approx. one hundred five (105) automobiles.

AGE OF BUILDING: Built 1968. Addition in 1977.

CONSTRUCTION: **Walls:** Brick over concrete block along the front elevation with painted concrete block on two sides and rear.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: Combination of built up system with gravel base and modified bitumen.

CEILING HEIGHT: Approx. 139,456 sq. ft. features ceiling heights of 18'9" under beam. Approx. 62,000 sq. ft. features ceiling heights of 26'3" sloping to 25'3" clear to the underside of bar joist.

LOADING: **Tailgate: Original Section:** One (1) 18'2" x 14'7" steel roll-up door. Six (6) 8' x 10' insulated steel-sectional doors with vision panels, outfitted with dock lights and mechanical levelers. Six (6) 18'2" x 14'5" steel roll-up doors accessed via a covered loading platform. One (1) interior loading dock with 12'6" x 14'5" electrically-operated steel roll-up door. Interior loading dock well measures 13' x 69'9". **Addition:** Three (3) 10' x 10' steel roll-up doors, one (1) of which is equipped with dock bumpers.
Drive-In: Addition: One (1) 16'6" x 14' steel roll-up door.

CRANES: One (1) 7.5-ton pendant operated bridge crane with a travel distance of 325', a span of 54'6" and clearance under hook of 11'8".

COLUMN SPACING: 60' x 55', 50' x 50'.

SPRINKLER: 100% dry system.

HVAC: **Office:** Natural gas-fired rooftop package units.
Plant/Warehouse: Ceiling suspended natural gas-fired blower units.



INTERIOR LIGHTING:	Mostly metal halide.
EXTERIOR LIGHTING:	Wall-mounted fixtures.
ELECTRIC:	13,200 volt main feed providing 2,000 amp 480/277 volt 3 phase service. Service provided by PECO Energy.
OFFICE:	8,900 sq. ft. featuring one (1) large bullpen area, two (2) small bullpen areas, ten (10) private offices and one (1) conference room. Finishes include 2' x 4' acoustical ceiling tiles with parabolic lighting fixtures, painted drywall and carpet. One (1) 320 sq. ft. kitchenette with sink, base and wall cabinets.
TOILET FACILITIES:	<p>Office: One (1) men's room contains three (3) water closets, two (2) urinals, three (3) lavatories. One (1) ladies' room contains three (3) water closets and three (3) lavatories. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, ceramic tile flooring and painted drywall.</p> <p>Plant/Warehouse: One (1) large men's room and one (1) large ladies' room serving the plant/warehouse.</p>
WATER:	1" line; Service provided by Philadelphia Water Department.
SEWER:	Service provided by Philadelphia Water Department.
GAS:	Service supplied by Philadelphia Gas Works.
ASSESSMENT:	\$5,700,200 (2018)
TAXES:	\$79,791 (\$0.40/SF) (2017)
USE & OCCUPANCY:	\$66,964 (\$0.32/SF) (2017)
STORMWATER:	\$46,263.36 (\$0.23/SF) (2017)
ZONING:	I-2, Medium Industrial
LOCATION:	Strategically located on State Road between Rhawn Street and Cottman Avenue, the property offers immediate access to I-95 and the Tacony-Palmyra Bridge to New Jersey. Travel time to Center City Philadelphia is approx. fifteen (15) minutes and New York City is approx. ninety (90) minutes.
AIRPORT:	Philadelphia International is twenty (20) minutes away and the Northeast Philadelphia Airport is ten (10) minutes away.
HOTELS:	Most major hotels are represented within a five (5) to ten (10) minute drive.
PUBLIC TRANSPORTATION:	The Trenton Line of SEPTA Regional Rail offers service from Center City Philadelphia to Trenton stopping at the Holmesburg Junction. SEPTA Bus 84 offers service from the Frankford Transportation Center to Bustleton-County Line and Philadelphia Mills stopping at State Road & Rhawn Street, less than one mile to the property.



MISCELLANEOUS: Compressed air lines distributed throughout.
Shippers office adjacent to loading docks.

SERVICE AREA:

SCHOOL CATCHMENT

ELEMENTARY SCHOOL
FORREST

MIDDLE SCHOOL
MEEHAN

HIGH SCHOOL
LINCOLN HS

POLITICAL

2016 COUNCILMANIC DISTRICT
6

WARD
65

WARD DIVISIONS
6512

PUBLIC SAFETY

POLICE DISTRICT
15

POLICE SECTOR
150

POLICE PUBLIC SERVICE AREA
153

POLICE DIVISION
NEPD

STREETS

HIGHWAY DISTRICT
6

HIGHWAY SECTION
6 B

HIGHWAY SUBSECTION
6B 6

STREET LIGHT ROUTES
41

TRAFFIC DISTRICT
3

TRAFFIC PM DISTRICT
3312

SANITATION AREA
6

SANITATION DISTRICT
6B

DISTRICTS

PLANNING
NORTH DELAWARE
LICENSES AND INSPECTIONS (L+I)
EAST

RECREATION
2



WATER

PWD MAINTENANCE DISTRICTS

6

PWD PRESSURE DISTRICTS

TLS

WATER TREATMENT PLANT

BAXTER

WATER PLATE INDEX

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