

Roddy Inc.
Industrial & Commercial Realtors



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**960 RIVER ROAD
CROYDON, BUCKS COUNTY, PA 19021
TAX PARCEL ID: 05-052-105**

LOT SIZE: Approx. 1.62 acres.

PARKING: Abundant automobile parking. Virtually the entire site is macadam paved.

DESCRIPTION: Modern one-story industrial building.

SIZE OF BUILDING: Approx. 25,395 sq. ft.
Office: Built to suit.
Plant/Warehouse: Approx. 25,395 sq. ft.

AGE OF BUILDING: Constructed in 1968. Total renovation in 2016.

CONSTRUCTION: The front is brick over block. The other three (3) sides are painted block.

FLOOR: Assumed but not verified to be 6" reinforced concrete.

ROOF: GAF TPO fully adhered roof system 0.60 mil with polyisocyanurate 3½" roof insulation with screw plate system; installed 2015 with 20 yr. material warranty and 10 yr. labor warranty.

CEILING HEIGHT: **Front Section:** Approx. 14'0" sloping to 13'3" clear to the underside of bar joist.
Rear Section: Approx. 12'3" clear to underside of bar joist.

COLUMN SPACING: **Front Section:** 25' x 40'.
Rear Section: 34' x 38'.

SPRINKLER: 100% wet system supplied by a 6" main providing 0.15 density over the most remote 2,500 sq. ft.

LOADING: **Tailgate:** Two (2) 8' x 8' manually operated insulated steel sectional tailgate doors with dock seals, rubber bumpers and one (1) having mechanical leveler.
Drive-In: One (1) 12' x 12' manually operated steel sectional drive-in door.

HVAC: **Office:** Built to suit.
Plant/Warehouse: Heated by seven (7) suspended natural gas-fired blower units.

ELECTRIC: 1200 amp, 120/208 volt 3 phase 4 wire; service provided by PECO Energy.

INTERIOR LIGHTING: T8 lighting.



EXTERIOR LIGHTING:	Wall mounted fixtures.
TOILET FACILITIES:	Built to suit.
OFFICE AREA:	Built to suit.
WATER:	3/4" line connected to an 8" main; service supplied by Aqua Pennsylvania.
SEWER:	15" main; service supplied by Bucks County Water & Sewer Department.
GAS:	¾ inch line; service supplied by PECO Energy.
SECURITY:	Protected by Mercury Systems.
ZONING:	M-1 Light Manufacturing.
ASSESSMENT:	\$151,240 (2015)
REAL ESTATE TAXES:	County/Township: \$ 7,055.29 (2015) School: <u>\$31,253.43 (2015/2016)</u> TOTAL: \$38,308.72 or \$1.51 psf
LOCATION:	Located on River Road, just east of State Road. The property is within minutes of the Street Road (Route 132) and Bristol (Route 413) interchanges of I-95. Exit 351 of the Pennsylvania Turnpike and the Burlington Bristol Bridge are minutes from the property. Driving time to central Philadelphia is twenty-five (25) minutes, Trenton, New Jersey is fifteen (15) minutes, New York City and Baltimore are ninety (90) minutes.
PUBLIC TRANSPORTATION:	SEPTA Regional Rail Trenton line stops at the Croydon Train Station which is within walking distance. SEPTA Bus Route 128 originates at Neshaminy Mall and stops at the intersection of State Road and Cedar Avenue which is less than one (1) block away.
AIRPORT:	Philadelphia International is thirty-five (35) minutes south and Northeast Philadelphia is ten (10) minutes southwest.
HOTELS:	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
MISCELLANEOUS:	Floor drains.