

Roddy Inc.
Industrial & Commercial Realtors



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



**9999 GLOBAL ROAD
PHILADELPHIA, PA 19115
TAX PARCEL ID: 88-4229410**

LOT SIZE:	Approx. 0.91 acres.
PARKING:	Macadam paved parking for approx. ten (10) automobiles.
DESCRIPTION:	Modern one (1) story industrial building with two-story offices.
SIZE OF BUILDING:	Approx. 22,900 sq. ft. <u>Office Area:</u> Approx. 5,800 sq. ft. on two (2) floors. <u>Plant/Warehouse:</u> Approx. 17,100 sq. ft.
AGE OF BUILDING:	Constructed in 1973 with additions in 1976 and 1996.
CONSTRUCTION:	<u>Walls:</u> <i>Front:</i> Brick over block. <i>Sides/Rear:</i> Painted concrete block. Windows along Plant/Warehouse wall allow for natural light. <u>Floor:</u> Assumed but not verified to be 6" reinforced concrete.
CEILING HEIGHT:	Approx. 16'6" sloping to 16'0" clear under bar joist.
COLUMN SPACING:	Varies.



- LOADING:** **Tailgate:** Two (2) 8' x 10' electrically-operated, insulated steel section doors with dock seals and bumpers; one (1) mechanically-operated load leveler and one (1) edge-of-dock leveler.
- Drive-In:** One (1) 10' x 10' manually-operated steel roll-up door.
- HVAC:** **Office Area:** Centrally heated and air-conditioned by two (2) ten (10) ton Rheem natural gas-fired rooftop package units installed 2014 with five (5) year compressor warranty.
- Plant/Warehouse:** Centrally heated and air-conditioned by four (4) 7.5 ton Rheem natural gas-fired package units installed 2014 with five (5) year compressor warranty. Supplemented by self-contained natural gas-fired blower unit over loading area.
- ELECTRIC:** 13,200 volt, 300 KVA transformer, 2000 and 800 amp, 120/208 and 277/480 volt; service provided by PECO Energy.
- INTERIOR LIGHTING:** Metal halide lighting fixtures.
- EXTERIOR LIGHTING:** Wall mounted fixtures.
- TOILET FACILITIES:** **Office: First Floor:** One (1) men's room having one (1) water closet and one (1) lavatory. One (1) ladies room having one (1) water closet and one (1) lavatory. Finishes include painted drywall, VCT flooring, 2' x 2' acoustical ceiling tiles and fluorescent lighting. **Second Floor:** One (1) men's room having one (1) water closet and one (1) lavatory. One (1) ladies room having one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles, painted drywall and VCT flooring.
- Plant/Warehouse:** One (1) men's room having two (2) water closets, one (1) urinal and one (1) deep sink located outside the restroom.
- OFFICE AREA:** Approx. 5,800 sq. ft.
- First Floor:** Four (4) private offices and several bull pen areas. Finishes include 2' x 4' acoustical ceiling tiles, VCT flooring, painted drywall and fluorescent lighting.
- Second Floor:** Nine (9) private offices, one (1) conference room and one (1) reception area. Finishes include 2' x 2' acoustical ceiling tiles, carpeting, painted drywall and fluorescent lighting. One (1) kitchen area containing base and wall cabinets and sink. Finishes include VCT flooring, 2' x 2' acoustical ceiling tiles and 2' x 2' fluorescent lighting.
- WATER:** 2" line connecting to 8" main; service provided by Philadelphia Water & Sewer Department.



SEWER:	10" sanitary main, 36" storm water main; service provided by Philadelphia Water & Sewer Department.
GAS:	2" line connected to a 6" main; service supplied by Philadelphia Gas Works.
ZONING:	I-2 Medium Industrial
ASSESSMENT:	\$982,300 (2016)
REAL ESTATE TAXES:	\$13,750.24 or \$0.60/SF (2016)
USE & OCCUPANCY:	\$11,885.83 or \$0.52/SF (2016)
STORMWATER:	\$3,952.80 or \$0.17/SF (2016)
LOCATION:	Situated in Northeast Philadelphia offering excellent access to major transportation routes. Route 1 (Roosevelt Boulevard), I-276 (Pennsylvania Turnpike Interchange 28), I-95 (Delaware Expressway), Route 63 (Woodhaven Road). Access to New Jersey via the Tacony-Palmyra, Betsy Ross, Burlington-Bristol and Turnpike Bridges.
PUBLIC TRANSPORTATION:	SEPTA Bus 67 offers service from Frankford Transportation Center to Sandmeyer Lane and Red Lion Road, a short distance from the property.
AIRPORT:	Philadelphia International Airport (PHL) is forty-five (45) minutes south and the Northeast Philadelphia Airport (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:	<p>Kitchen containing base and wall cabinets and sink. Finishes include VCT flooring and 2' x 2' fluorescent lighting.</p> <p>9' x 12' explosion-proof room.</p> <p>Supplemental heat by the tailgate loading. One (1) natural gas-fired suspended self-contained unit.</p> <p>One (1) 3' x 7' electrically-operated steel roll-up door accessing a trash compactor.</p> <p>Server room.</p> <p>Eye wash station in Plant/Warehouse.</p>