

AVAILABLE

# PRIME BUCKS COUNTY FACILITY

Bristol Interchange of I-95 • 32,280 Square Feet on 3.12 Acres



140 Wharton Road, Keystone Park, Bristol Township, Bucks County, PA 19007

**LOT SIZE:** Approx. 3.12 acres

**DESCRIPTION:** Modern one-story manufacturing/warehouse facility with mezzanine.

**SIZE OF BUILDING:** Approx. 32,280 sq. ft. **Office:** Approx. 8,176 sq. ft.  
**Warehouse/Plant:** Approx. 24,104 sq. ft. **Mezzanine:** Approx. 8,176 sq. ft.

**PARKING:** Approx. seventy-eight (78) automobiles.

**AGE OF BUILDING:** Built 1974.

**CONSTRUCTION:** **Walls:** Brick over block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** EPDM rubber membrane over rigid insulation with two coat Mulehide A-300 white elastomeric roof coating.

**CEILING HEIGHT:** **Warehouse/Plant:** 18'8" sloping to 18'2" clear under bar joist. **Mezzanine:** 8'10" clear under bar joist.

**LOADING:** **Tailgate:** Four (4) 8' x 10' electrically operated steel sectional doors having dock bumpers and dock lights; three (3) have dock seals and two (2) have mechanical levelers. **Drive-In:** 10' x 14' manually operated steel sectional door.

**COLUMN SPACING:** **Warehouse/Plant:** 40' x 40'

**Mezzanine:** 50' x 140' and an area of 30' x 40'

**SPRINKLER SYSTEM:** 100% wet system supplied by an 8" main providing 0.15 gpm/sf density over the most remote 2,000 sq. ft. System is set up for chemical storage with Viking back-up foam system for the high hazard chemical area and is monitored by Stanley Security Solutions at an annual cost of \$712.00.

**SECURITY SYSTEM:** Security and Key Fob access monitoring by Stanley Security Solutions at an annual cost of \$2,206 for Security and \$1,875 for Key Fob.

**HVAC:** **Office:** Heated and cooled via two (2) rooftop mounted package units installed 2008. **Warehouse/Plant:** Heated via five (5) natural gas fired blower units.

**LIGHTING:** **Warehouse/Plant:** Twin tube fluorescent fixtures.

**Exterior:** Wall-mounted fixtures.

**ELECTRICAL:** 150 KVA transformer 800 amp 120/208 volt 3 phase 4 wire; service provided by PECO.

**OFFICE:** Approx. 8,176 sq. ft. divided into six (6) private offices, two (2) conference rooms and one (1) bullpen area with cubicles (approx. 2,500-2,800 sq. ft.). Breakroom featuring base and wall cabinets, sink and refrigerator. Finishes include 2' x 2' and 2' x 4' acoustical ceiling tiles, fluorescent lighting, painted drywall and a mix of ceramic tile and carpeted floors.

**TOILET FACILITIES:** **Office:** One (1) men's room with one (1) water closet and one (1) lavatory. One (1) men's room with two (2) urinals, two (2) water closets, two (2) lavatories and one (1) shower. One (1) ladies room with three (3) water closets and two (2) lavatories. One (1) ladies room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, ceramic tile flooring, wainscot of ceramic tile on walls and painted block or painted drywall. **Warehouse/Plant:** One men's room with one (1) urinal, two (2) water closets and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, ceramic tile flooring, wainscot of ceramic tile on walls and painted block. One (1) ladies room with two (2) water closets, one (1) lavatory and one (1) shower. Finishes include VCT flooring, wainscot of ceramic tile on the walls and painted block.

**WATER:** 12" main; building service provided by AQUA Pennsylvania.

**SEWER:** 8" main; building service provided by Bristol Township Authority.

**GAS:** 1.25" high pressure service; supplied by PECO.

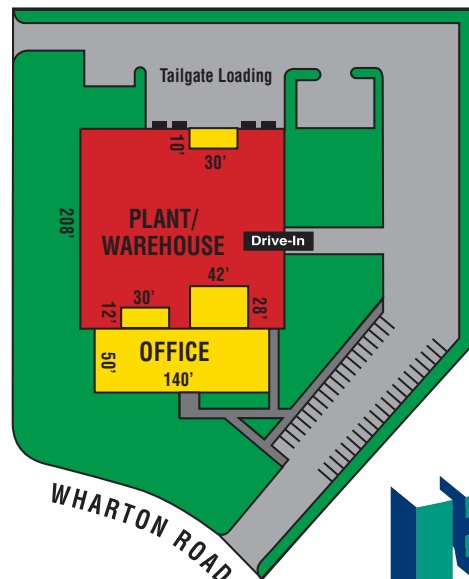
**ASSESSMENT:** \$202,800 (2016)

**TAXES:** County: \$4,704.96 (2016), Township: \$4,863.14 (2016), School: \$43,207.35 (2016), TOTAL: \$52,775.45 (\$1.63/SF)

**ZONING:** P-I (Planned Industrial District)

## SITE PLAN

NOTE: Plan is not to scale



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**LOCATION:** Superbly located in Keystone Park, one of Bucks County's premier business parks, at the Route 413 exit of Interstate 95, the property offers convenient access to the Pennsylvania Turnpike (Exit 351 Bensalem and Exit 358 Delaware Valley), only minutes away, as well as the New Jersey Turnpike. Route 295 and New Jersey are quickly accessed via the Burlington Bristol and Betsy Ross Bridges as well.

**AIRPORT:** Philadelphia International Airport is thirty-five (35) minutes away and Northeast Philadelphia Airport is ten (10) minutes away.

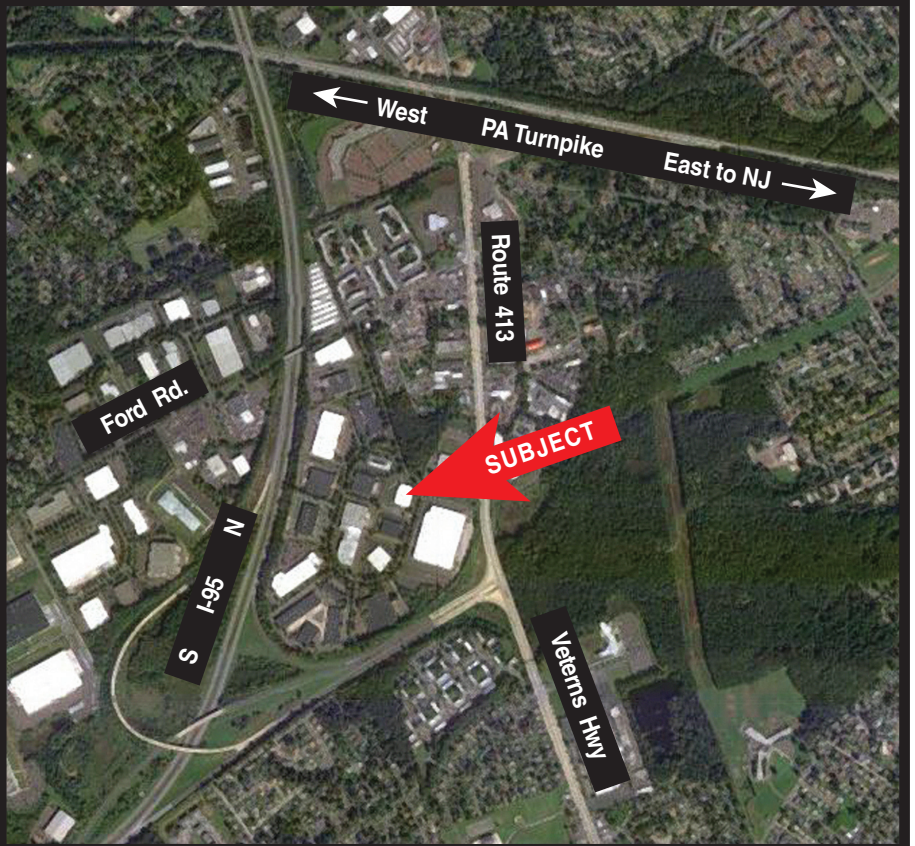
**HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

**PUBLIC TRANSPORTATION:** SEPTA's Bristol Station of the R7 train is located two (2) miles from the property. The train travels from Philadelphia through to Trenton where there are connecting trains to New York City. SEPTA's 129 bus stops at the intersection of Rittenhouse Circle and Wharton Rd, a short walk to the property.

**ENTERPRISE ZONE:** This property is located in The Bucks County Enterprise Zone, which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or retain jobs.

**MISCELLANEOUS:**

- Approximate 8,000 sq. ft. diked high hazard chemical containment area with foam fire suppression system, fire-proof insulated roof deck, bar joist and columns and explosion proof lighting fixtures. Containment area is accessed via an 8' x 12' steel roll-up fire door
- Ceiling fans throughout warehouse.



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