

Roddy Inc.
Industrial & Commercial Real Estate



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PRELIMINARY

PREMISES: 2540 Metropolitan Drive
Metropolitan Industrial Center
Unit "A"
Trevose, PA 19053

LOT SIZE: 6.97 Acres

SIZE OF BUILDING: Approximately 69,952 square feet.

AVAILABLE – UNIT "A": An approximate 13,097 square foot warehouse unit with offices consisting of multiple private offices and one (1) conference room. Finishes include mix of VCT flooring and carpeting, painted drywall, 2' x 4' acoustical ceiling tiles and 2' x 4' fluorescent lighting.

PARKING: Approximately one hundred sixty-four (164) automobiles.

AGE OF BUILDING: Constructed 1983.

CONSTRUCTION: Walls: Painted block with painted steel sandwich panel.

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



2540 Metropolitan Drive
Unit A
Trevoose, PA

Roof: Built-up roofing system installed 1994.

CEILING HEIGHT: 17'3" sloping to 16'3" clear under bar joist.

LOADING: Tailgate: One (1) 8' x 8' electrically operated insulated steel sectional tailgate door featuring dock seals and dock bumpers.
Drive-In: One (1) 8' x 10' manually operated insulated steel sectional drive-in door.

COLUMN SPACING: 38' x 38'.

SPRINKLER SYSTEM: 100% Wet system.

HVAC: Office Area – Heated and cooled.
Warehouse Area – Heated and cooled throughout.

INTERIOR LIGHTING: Warehouse Area: Sodium vapor fixtures.

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRICAL SERVICE: 800 amp, 208/120 volt, 3 phase, 4 wire; service provided by PECO.

TOILET FACILITIES: Office Area: One (1) men's room containing three (3) water closets, two (2) urinals and two (2) lavatories. One (1) ladies room containing four (4) water closets and two (2) lavatories. Finishes include tile flooring, painted walls, 2' x 4' acoustical ceiling tiles and 2' x 4' fluorescent lighting.

WATER: 2" main; service supplied by Aqua.

SEWER: Service supplied by Bucks County Water & Sewer Authority.

GAS: Service supplied by PECO.

ASSESSMENT: \$344,730 (2018)



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REAL ESTATE TAXES:

County:	\$ 8,428.65 (2018)
Township:	\$ 6,722.24 (2018)
School:	<u>\$ 54,871.74 (2018)</u>
TOTAL:	\$ 70,022.63 (\$1.00/SF)

ZONING: L-1 Light Industrial.

LOCATION: Superbly located in Metropolitan Business Center, the property offers immediate access to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike and Route 1 and is within a ten (10) minute drive of Interstate 95.

AIRPORT: The Northeast Philadelphia Airport is seventeen (17) minutes and the Philadelphia International Airport is forty four (44) minutes.

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

PUBLIC TRANSPORTATION: The SEPTA 14 bus provides service to the property and is within walking distance.