Roddy Inc.
Industrial & Commercial Real Estate



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PRELIMINARY

PREMISES: 2540 Metropolitan Drive

Metropolitan Industrial Center

Unit "D"

Trevose, PA 19053

LOT SIZE: 6.97 Acres

SIZE OF BUILDING: Approximately 69,952 square feet.

AVAILABLE – UNIT "D": An approximate 15,200 square foot warehouse unit with

offices consisting of multiple private offices, one (1) conference room and one (1) large open area. Finishes include mix of VCT flooring and carpeting, painted drywall, 2' x 4' acoustical ceiling tiles and 2' x 4' fluorescent lighting.

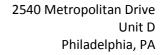
PARKING: Approximately one hundred sixty-four (164) automobiles.

AGE OF BUILDING: Constructed 1983.

CONSTRUCTION: Walls: Painted block.

Floors: Assumed but not verified to be 6" reinforced

concrete.





Roof: Built-up roofing system installed 1994.

CEILING HEIGHT: 18'9" sloping to 16'3" clear under bar joist.

LOADING: Tailgate: Two (2) 8' x 10' manually operated non-insulated

steel sectional tailgate doors featuring one (1) mechanical load

leveler, dock lights, dock bumpers and dock seals.

Drive-In: One (1) 8' x 10' manually operated non-insulated

steel section drive-in door.

COLUMN SPACING: 38' x 38'.

SPRINKLER SYSTEM: 100% Wet system.

HVAC: Office Area – Heated and cooled.

Warehouse Area – Heated by four (4) gas-fired unit heaters.

INTERIOR LIGHTING: Twin tube fluorescent fixtures.

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRICAL SERVICE: 400 amp, 240 volt service provided by PECO.

TOILET FACILITIES: Office Area: One (1) men's room containing one (1) water

closet and one (1) lavatory. One (1) ladies room containing one (1) water closet and one (1) lavatory. Finishes include VCT flooring, painted drywall, 2' x 4' acoustical ceiling tiles

and 2' x 4' fluorescent lighting.

Warehouse Area: One (1) men's room containing one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies room containing two (2) water closets and one (1) lavatory. Finishes include VCT flooring, painted drywall, 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.



2540 Metropolitan Drive Unit D Philadelphia, PA

ASSESSMENT: \$344,730 (2018)

REAL ESTATE TAXES: County: \$ 8,428.65 (2018)

Township: \$ 6,722.24 (2018) School: \$ 54,871.74 (2018)

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.