

**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.



2540 Metropolitan Drive  
Unit D  
Philadelphia, PA

**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.



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**ASSESSMENT:** **\$344,730 (2018)**

**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.**