



PRELIMINARY

2040-2050 BENNETT ROAD
PHILADELPHIA, PA 19116
TAX PARCEL #: 88-4233707

LOT SIZE:	1.54 acres
DESCRIPTION:	Modern one-story warehouse/manufacturing facility.
SIZE OF BUILDING:	Approx. 29,254 sq. ft. <u>Warehouse:</u> Approx. 26,827 sq. ft. <u>Office (Original Section & Initial Additions):</u> Approx. 1,377 sq. ft. <u>Office (Additions):</u> Approx. 1,050 sq. ft.
PARKING:	Approx. thirty-two (32) automobiles.
AGE OF BUILDING:	Built 1963; additions built 1971,1978 and 1998
CONSTRUCTION:	<u>Walls:</u> <i>Front:</i> Mix of split-face block and brick. <i>Rear and Sides:</i> Mix of split-face block and painted concrete block. <u>Floors:</u> Assumed but not verified to be 6" reinforced concrete. <u>Roof:</u> Torch down rubber membrane roofing system over gypsum board roof deck installed 2019 (<i>Original Section, First and Second Additions</i>) and standing seam metal roof (<i>Final Addition</i>).
CRANES:	<i>Final Addition:</i> One (1) two (2) ton capacity crane having approx..10'0" clear under hook.
CEILING HEIGHT:	<i>Original Section, First and Second Addition:</i> 12'10" sloping to 12'1" clear to the underside of bar joist. <i>Final Addition:</i> 17'3" sloping to 14'4" clear to the underside of steel purlin.
LOADING:	<i>Original Section:</i> Tailgate: One (1) 10' x 15' manually operated, insulated steel section door with vision panels. Drive-In: One (1) 8' x 8' manually operated wooden drive-in door.



First Addition:

Tailgate: One (1) 10' x 15' manually operated, insulated operated, insulated steel sectional door with vision panels.

Second Addition:

Drive-In: One(1) 10' x 12' electrically operated steel sectional door.

Final Addition:

Tailgate: Two (2) 12' x 10' manually operated steel sectional doors.

COLUMN SPACING:

Original Section

& First Addition: 23' x 20'

Second Addition: Clear span

Final Addition: 28' x 45'

HVAC:

Office: Heated and cooled via multiple rooftop mounted, gas-fired units.

Warehouse: Heated via Resnor self-contained natural gas-fired blower units.

INTERIOR LIGHTING:

Combination of twin-tube and fluorescent fixtures throughout.

EXTERIOR LIGHTING:

Wall-mounted fixtures.

ELECTRIC:

Original Section, First and Second Additions: One (1) 45 KVA transformer providing 600 amp 240 volt 3 phase. *Final Addition:* 400 amp 480 volt 3 phase; Service provided by PECO Energy.

OFFICE AREA:

Original Section & Initial Additions: Approx. 1,377 sq. ft. divided into multiple private offices, open bullpen, and copy room. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting with baffles, painted drywall and a mix of VCT flooring and carpeting. *Final Addition:* Approx. 1,050 sq. ft. divided into multiple private offices, open bullpen and kitchen with base cabinets.

TOILET FACILITIES:

Office: *Original Section & Initial Additions:* Three (3) restrooms: One (1) men's room containing one (1) water closet one (1) urinal and one (1) lavatory. One (1) ladies room containing one (1) water closet and one (1) lavatory. One (1) unisex restroom containing one (1) water closet and one (1) lavatory. Finishes include wainscot of tile 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted drywall and VCT flooring. *Final Addition:* Two (2) restrooms: One (1) ADA compliant men's room containing one (1) water closet, one (1) urinal, one (1) lavatory and locker room with stall shower. One (1) ladies room with one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted drywall and tile flooring.

Warehouse: *Original Section & Initial Addition:* One (1) men's room containing two (2) water closets, two (2) urinals and one (1) full Bradley Basin and locker room. Finishes include twin tube fluorescent lighting, painted concrete block and concrete flooring. *Final Addition:* One (1) men's room containing two (2) water closets, two (2) urinals and one (1) full Bradley Basin and locker room. Finishes include twin tube fluorescent lighting, painted concrete block and concrete flooring.



- WATER:** 3/4" line connecting to a 12" main. Serviced provided by Philadelphia Water Department.
- SEWER:** 8" sanitary main serviced by Philadelphia Water Department.
- GAS:** 3" low pressure service provided by Philadelphia Gas Works.
- ASSESSMENT:** \$1,365,000 (2019)
- TAXES:** \$19,107.28 or (\$0.65/SF) (2019)
- ZONING:** I-2 Medium Industrial with protective covenants.
- LOCATION:** Strategically located on Bennett Rd approx. two (2) miles south of the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike and less than one-half (1/2) mile from Woodhaven Rd (Route 63) and Roosevelt Blvd (US Route 1), offering immediate access to the regional highway system. The property is within twenty (20) minutes of Center City Philadelphia and a ninety (90) minute drive to New York City.
- PUBLIC TRANSPORTATION:** SEPTA Bus 14 originates at the Frankford Transportation Center with a stop at Roosevelt Blvd and Bennett Rd, a short walk to the property. SEPTA Trenton Regional Rail stops at the Cornwell Heights Train Station.
- AIRPORT:** Philadelphia International is thirty (30) minutes away and Northeast Philadelphia is five (5) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- MISCELLANEOUS:** Ceiling fans throughout warehouse
Compressed air throughout warehouse
Ventilation fans in warehouse
Buss Ducts