

FOR SALE OR LEASE

# PRIME INDUSTRIAL BUCKS COUNTY FACILITY

APPROX. 23,033 SQ. FT. ON 1.01 ACRES



2061 Hartel Avenue, Bristol Township  
Bucks County, PA 19057

Financing: 100% financing available to a qualified buyer, 50% of which could be at an interest rate of 1.75% for fifteen (15) years and 50% could be at an interest rate of 3.83% for twenty (20) years.

LOT SIZE: 1.016 acres

DESCRIPTION: One-story, modern, manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 23,033 sq. ft. **Offices:** Approx. 1,855 sq. ft.

**Plant/Warehouse:** Approx. 21,170 sq. ft.

PARKING: Macadam paved parking.

AGE OF BUILDING: Built 1968.

CONSTRUCTION: **Frame:** Load bearing masonry and steel columns.

**Walls:** Front: Brick veneer over concrete block. Sides and Rear: Painted concrete block.

**Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Granular modified roof. Upper roof replaced April 2019 with GAF 0.60 TPO roofing system.

**CEILING HEIGHT:** 14'10" sloping to 14'6" clear to underside of bar joist. High bay of approximately 1,500 sq. ft. having 23'2" clear sloping to 22'0" clear to underside of bar joist.

**LOADING: Tailgate:** Two (2) 8' x 9'6" insulated manually operated steel sectional loading doors; one having edge of dock leveler and bumpers. **Drive-In:** Three (3) insulated manually operated steel sectional doors; one 12' x 12', one 10' x 12' and one 8' x 8'.

**COLUMN SPACING:** 40' x 40' and 30' x 40'.

**SPRINKLER SYSTEM:** 100% wet system supplied by a 6" main providing .20 density over the most remote 2,000 sq. ft. System is monitored at an annual cost of \$1,200.

**HVAC: Office:** Natural gas fired rooftop package units. **Plant/Warehouse:** Suspended natural gas fired blower units.

**INTERIOR LIGHTING:** LED.

**EXTERIOR LIGHTING:** Wall-mounted fixtures.

**ELECTRIC:** 45 KVA transformer, 1200 amp, 240 volt, 3 phase; service provided by PECO.

**OFFICE AREA:** 1,855 sq. ft. divided into three (3) private offices, one (1) conference room and one (1) kitchenette. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, a mix of carpet and VCT flooring and painted paneling.

**WATER:** Service supplied by Aqua.

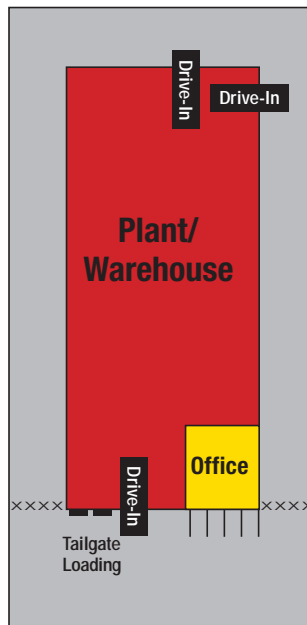
**SEWER:** Service supplied by Bristol Township Sewer Department.

**GAS:** Service supplied by PECO.

**ZONING:** M-1 Light Manufacturing

## SITE PLAN

NOTE: Plan is not to scale



Hartel Avenue



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