



**10500 DRUMMOND ROAD
PHILADELPHIA INDUSTRIAL PARK
PHILADELPHIA, PA 19154**

TAX PARCEL #: 88-4284500

- LOT SIZE:** 4.12 acres
- DESCRIPTION:** Modern one-story warehouse/manufacturing facility.
- SIZE OF BUILDING:** Approx. 51,024 sq. ft.; expandable.
Unit 1: Approx. 26,824 sq. ft. **Office:** Approx. 2,624 sq. ft.
Plant/Warehouse: Approx. 24,200 sq. ft.
Unit 2: Approx. 24,200 sq. ft. **Office:** Approx. 1,160 sq. ft.
Plant/Warehouse: Approx. 23,040 sq. ft.
- PARKING:** Approx. forty-two (42) automobiles.
- AGE OF BUILDING:** Built 1963.
- CONSTRUCTION:** **Walls:** Steel frame. **Front and Sides:** Brick over concrete block. **Rear:** Painted concrete over block.
Floors: Assumed but not verified to be 6" reinforced concrete.
- CEILING HEIGHT:** 14'4" sloping to 14'1" clear under bar joist.
- LOADING:** **Unit 1: Tailgate:** Four (4) docks with 8' x 10' steel roll-up doors all of which are equipped with dock seals, dock shelters, and dock lights. Two (2) docks are equipped with edge-of-dock levelers. **Drive-In:** One (1) 10' x 12' manually-operated steel roll-up door.
Unit 2: Tailgate: Two (2) docks with 8' x 10' steel sectional doors equipped with dock canopies and edge-of-dock levelers. **Drive-In:** One (1) 10' x 12' manually-operated steel roll-up door.
- COLUMN SPACING:** 30' x 40'
- SPRINKLER:** 100% wet system supplied by a 8" main.
- HVAC:** **Office:** Natural gas-fired rooftop package unit.
Plant/Warehouse: Five (5) ceiling-mounted natural gas-fired blower units and wall-mounted exhaust fans.
- INTERIOR LIGHTING:** Fluorescent.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- ELECTRIC:** 2500 amp 3 phase service provided by PECO Energy.



- OFFICE AREA:** **Unit 1:** Approx. 2,624 sq. ft. divided into three (3) private offices and open bullpen area. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, vinyl wrapped drywall and carpet.
- Unit 2:** Approx. 1,160 sq. ft. divided into four (4) private offices.
- TOILET FACILITIES:** **Unit 1:** One (1) men's room with two (2) water closets, two (2) urinals and two (2) lavatories. One (1) ladies' room with two (2) water closets and two (2) lavatories. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, ceramic tile flooring and painted drywall.
- Unit 2:** One (1) ADA accessible men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include VCT flooring and painted drywall.
- WATER:** 1" line; service provided by Philadelphia Water Department.
- SEWER:** Service provided by Philadelphia Water Department.
- GAS:** Service supplied by Philadelphia Gas Works.
- ZONING:** I-2, Medium Industrial
- LOCATION:** Superbly located just southeast of US Route 1 (Roosevelt Boulevard) and Route 63 (Woodhaven Road), the property offers immediate access to Interstate 95 via Woodhaven Road or Academy Road. Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike is two (2) miles north.
- AIRPORT:** Philadelphia International is twenty (20) minutes away and Northeast Philadelphia Airport is within walking distance.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** **Rail:** The Market-Frankford Line of SEPTA Regional Rail offers service from the 69th Street Transportation Center to the Frankford Transportation Center. **Bus:** SEPTA Bus 50 offers service from the Frankford Transportation Center and stops at the intersection of Drummond Road and Decatur Road, a short walk to the property.
- MISCELLANEOUS:** One (1) approx. 402 sq. ft. break room located in the plant/warehouse area immediately adjacent to the office area. Finishes include painted drywall, VCT flooring and 2' x 4' acoustical ceiling tiles.



SERVICE AREA:

SCHOOL CATCHMENT

ELEMENTARY SCHOOL
FITZPATRICK

MIDDLE SCHOOL
FITZPATRICK

HIGH SCHOOL
WASHINGTON H.S.

POLITICAL

2016 COUNCILMANIC DISTRICT
10

WARD
66

WARD DIVISIONS
6617

PUBLIC SAFETY

POLICE PUBLIC SERVICE AREA
083

POLICE DISTRICT
8

POLICE SECTOR
80

POLICE DIVISION
NEPD

FIRE DISTRICT
22

STREETS

HIGHWAY DISTRICT
6

HIGHWAY SECTION
6 G

HIGHWAY SUBSECTION
6G 1

STREET LIGHT ROUTES
38

TRAFFIC DISTRICT
3

TRAFFIC PM DISTRICT
3320

SANITATION AREA
6

SANITATION DISTRICT
6B

DISTRICTS

PLANNING
LOWER FAR NORTHEAST

LICENSES AND INSPECTIONS (L+ I)
EAST

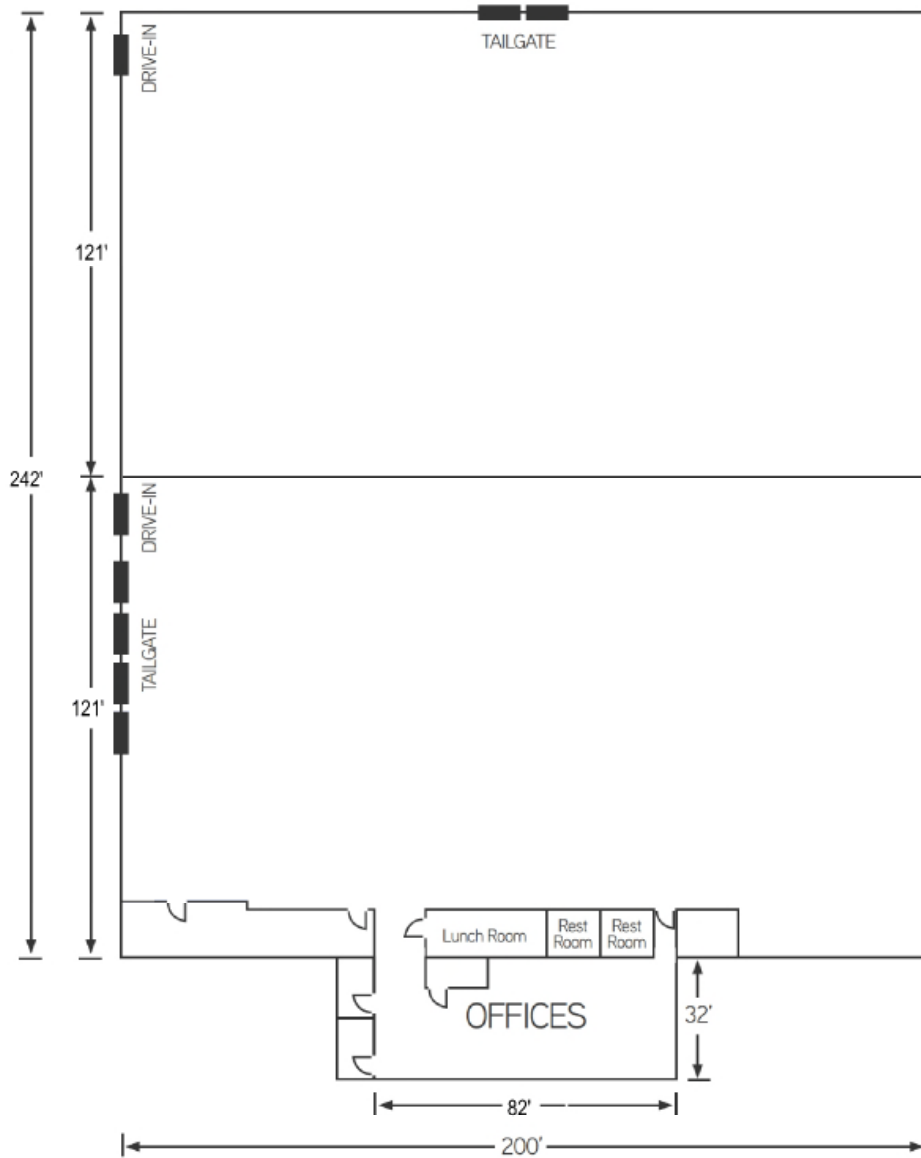
RECREATION
2

WATER

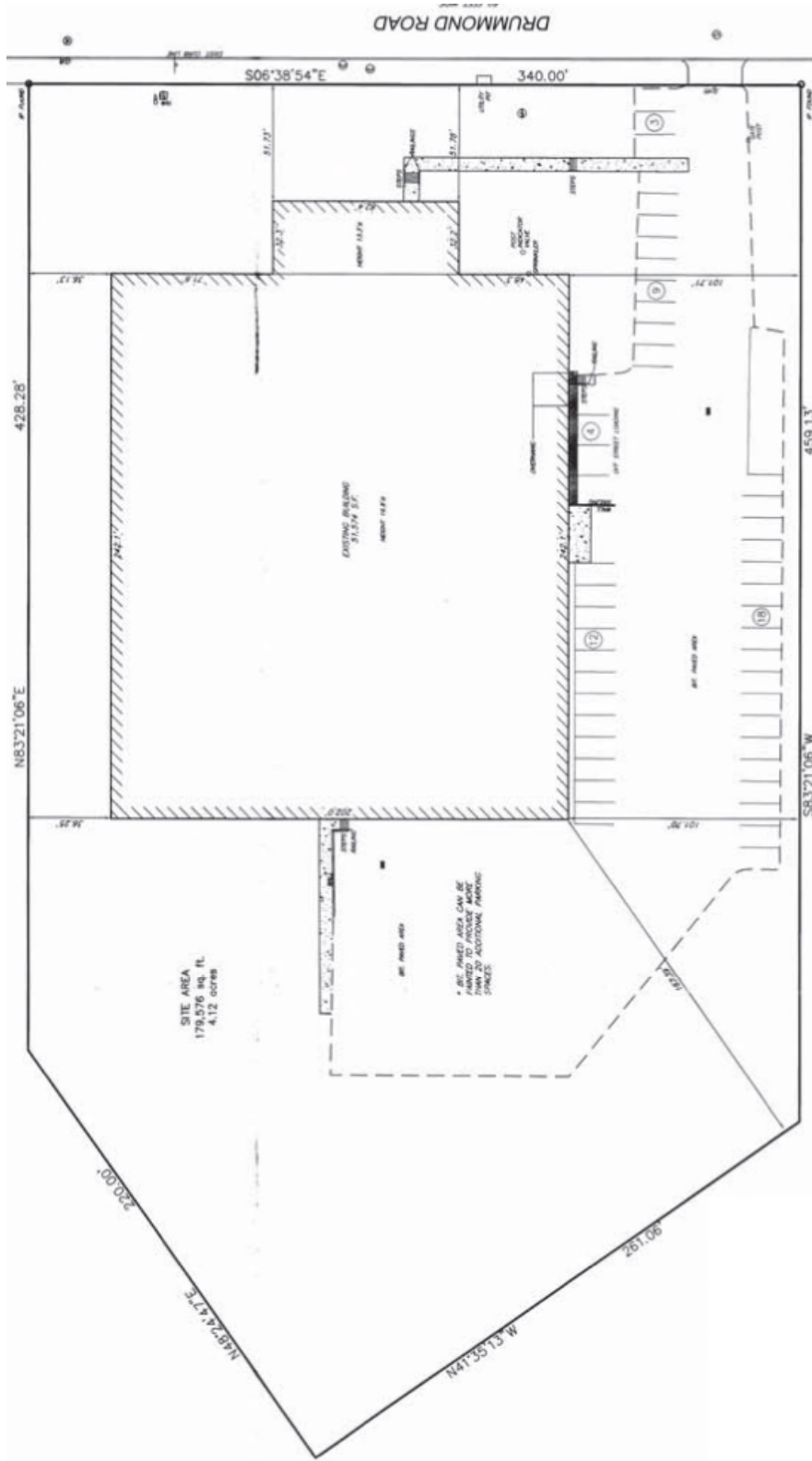
PWD MAINTENANCE DISTRICT
THS/FC

WATER TREATMENT PLANT
BAXTER

WATER PLATE INDEX
103



Not to Scale



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