

Sale or Lease

HIGH-GRADE AIR-CONDITIONED FLEX FACILITY

29,522 SQUARE FEET ON 4.0 ACRES



2701 Commerce Way, Byberry East – Philadelphia
Industrial Park, Philadelphia, PA 19154

Financing: 90% financing available to a qualified buyer, 50% could be at a 1.75% interest rate amortized over fifteen (15) years and the balance could be at a 3.83% interest rate amortized over twenty (20) years.

LOT SIZE: Approx. 4.0 acres.

DESCRIPTION: Modern one-story high-grade flex facility.

SIZE OF BUILDING: Approx. 29,522 sq. ft.

AGE OF BUILDING: Constructed in 1999.

PARKING: Macadam-paved parking for approx. 92 automobiles.

CEILING HEIGHT: *Office:* Approx. 9'0" under drop ceiling and 12'0" clear under bar joist. *Plant/Warehouse:* Approx. 12'0" clear under bar joist.

CONSTRUCTION: *Frame:* Masonry and steel. *Walls:* Dryvit with a 3'6" wainscot of split-face block. *Roof:* EPDM rubber membrane system; completely overhauled in May 2018 having a 10-year GAF manufacturer's warranty covering materials and labor.

LOADING: *Tailgate:* One (1) 8' x 10' electrically-operated steel roll-up door. *Drive-Ins:* Two (2) 10' x 12' electrically-operated steel roll-up doors.

SPRINKLER: 100% wet system supplied by a 6" main providing a density of 0.19 GPM over the most remote 2,000 sq. ft.

HVAC: Fifteen (15) natural gas-fired Lennox rooftop-mounted package units—four (4) units installed in October 2018, and eleven (11) installed in August 2019.

INTERIOR LIGHTING: *Office:* 2' x 4' fluorescent fixtures. *Plant/Warehouse:* Metal halide lighting fixtures.

OFFICES: Combination of private offices, a large bullpen area, two (2) conference rooms, two (2) training/meeting rooms, and a break room featuring stove, dishwasher, sink, ice maker, refrigerator, and microwave. Office finishes include painted drywall and a combination of carpet and ceramic tile flooring.

EXTERIOR LIGHTING: Wall-mounted & pole-mounted fixtures.

ZONING: I-1 Light Industrial (*Previously known as L-2 Limited Industrial*).

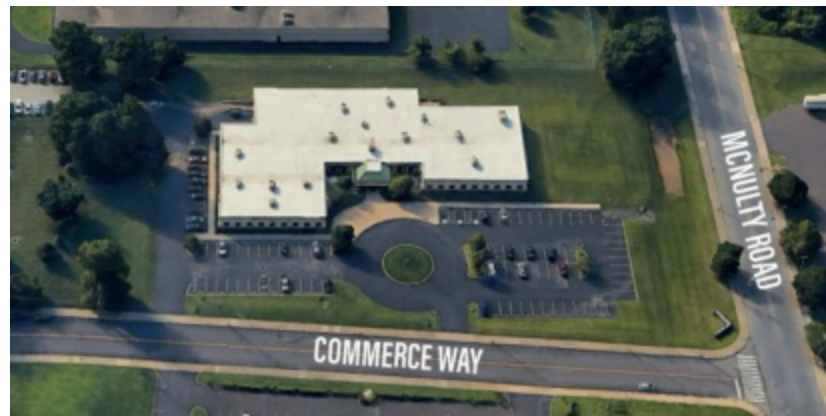
ELECTRIC: 277/480 volt service fed by a pad-mounted transformer. Building served by a natural gas-fired backup generator. Service provided by PECO Energy.

GAS: 2.5" line; service provided by Philadelphia Gas Works.

SEWER: 8" main; service provided by Philadelphia Water & Sewer Department.

WATER: 12" main; service provided by Philadelphia Water & Sewer Department.

AERIAL



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