



**2701 COMMERCE WAY
BYBERRY EAST PARK
PHILADELPHIA, PA 19154**

Tax ID : 88-4292578

- LOT SIZE:** 4 Acres
- DESCRIPTION:** Modern one (1) story high-grade flex facility.
- AGE OF BUILDING:** Constructed in 1999.
- SIZE OF BUILDING:** Approx. 29,522 sq. ft.
Office: Approx. 24,722 sq. ft.
Plant/Warehouse: Approx. 4,800 sq. ft.
- PARKING:** Macadam paved parking for 92 automobiles.
- CONSTRUCTION:** **Frame:** Masonry and Steel Construction.
Walls: Dryvit with 3' 6" wainscot of split-faced block.
Roof: EPDM rubber membrane roofing system completely overhauled in May of 2018. Overhaul included stripping in of all seams on the roof field, wall flashings, HVAC flashings, penetrations, and application of Gray GAF Roof Mate primer coat (1.5 Gallons Per 100 SF) topped with white GAF Roof Mate finish coat. (1.5 Gallons Per 100 SF). Finished roofing system is .040 Mills. Overhaul includes a 10-year GAF manufacturer's warranty covering materials and labor.
- 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.



LOADING:	<u>Tailgate:</u> One (1) 8' x 10' electrically operated steel roll-up door. <u>Drive-in:</u> Two (2) 10' x 12' electrically operated steel roll-up doors.
COLUMN SPACING:	Irregular.
SPRINKLER SYSTEM:	100% sprinklered by a wet system supplied by a 6" main providing 0.19 GPM density over the most remote 2,000 SF; monitored by Fidelity at an annual cost of \$1,140. The annual cost includes monitoring of the security system.
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:	<u>Office:</u> 2' x 4' fluorescent fixtures. <u>Plant/Warehouse:</u> Metal halide lighting fixtures.
EXTERIOR LIGHTING:	Wall-mounted and pole-mounted fixtures.
OFFICES:	Multiple private offices, one (1) large bullpen area, two (2) conference rooms and two (2) training/meeting rooms. Included in office area is a 2,848 SF general purpose room finished with drop ceiling and ceramic tile flooring. There is a 750 SF breakroom and adjacent kitchenette featuring a range, microwave, refrigerator, ice maker, sink, and dishwasher. Office finishes include a combination of carpet and ceramic tile flooring and painted drywall. Interior walls are non-load bearing and can be removed or reconfigured.
TOILET FACILITIES:	<u>Three ladies' rooms and men's rooms:</u> <ul style="list-style-type: none">• One (1) ladies' room contains one (1) water closet and one (1) lavatory. One (1) men's room contains one (1) water closet, one (1) urinal and one (1) lavatory.• One (1) ladies' room contains two (2) water closets and two (2) lavatories. One (1) men's room contains two (2) water closets, one (1) urinal and two (2) lavatories.• One (1) ladies' room contains four (4) water closets and two (2) lavatories. One (1) men's room contains one (1) water closet, one (1) urinal and two (2) lavatories. Restroom finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, ceramic tile wainscot and ceramic tile flooring.
ELECTRIC:	277/480-volt service fed by a pad-mounted transformer. Building served by a natural gas-fired back-up generator. Supplied by PECO Energy.
SEWER:	8" sanitary service; supplied by Philadelphia Water & Sewer Department.
WATER:	12" main service, 6" fire service; supplied by Philadelphia Water & Sewer Department.
GAS:	2.5" line; supplied by Philadelphia Gas Works.
CONNECTIVITY:	Dual high-speed internet connections providing redundancy.



- ZONING:** I-1 Light Industrial *(Previously known as L-2 Limited Industrial)*
- SECURITY MONITORING:** Entire building is wired for security protection. System monitored by Fidelity at an annual cost of \$1,140. The annual cost includes monitoring of the sprinkler system.
- LOCATION:** Superbly located within the Byberry East Section of the Philadelphia Industrial Park just east of US Route 1 (Roosevelt Blvd) and north of Route 63 (Woodhaven Rd) providing convenient access to Interstate 95, Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, PA-132 (Street Rd) and the bridges to New Jersey.
- AIRPORT:** Northeast Philadelphia (PNE) is five (5) minutes south; Philadelphia International (PHL) is thirty (30) minutes south.
- HOTELS:** Most major hotels are represented in the area within a five (5) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA's 84 bus stops at the property. Route 84 originates at the Frankford Transportation Center and ends at Bustleton Avenue and County Line Road.
- MISCELLANEOUS:** Key fob access.
Lawn irrigation system.
Natural gas line fed to exterior patio to supply barbeque grill.
Natural gas fired back-up generator.