



**PRELIMINARY**



**11600 CAROLINE ROAD  
PHILADELPHIA INDUSTRIAL PARK  
PHILADELPHIA, PA 19154**

**LOT SIZE:** Approx. 5.58 acres.

**DESCRIPTION:** Modern one-story manufacturing/warehouse facility.

**SIZE OF BUILDING:** Approx. 100,415 sq. ft.

**AVAILABLE UNITS:** **Unit 1:** Approx. 22,000 sq. ft.  
**Unit 2:** Approx. 39,446 sq. ft.  
**TOTAL AVAILABLE:** 61,446 sq. ft.

**PARKING:** Macadam paved parking.

**AGE OF BUILDING:** Built 1969 with an addition in 1980.

**CONSTRUCTION:** **Frame:** Steel construction.  
**Walls:** Brick over concrete block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** TPO roof installed 2014

**CEILING HEIGHT:** 14'7" clear to the underside of bar joist.

**LOADING:** **Tailgate:** One (1) 12' x 14' partial interior electrically operated, non-insulated steel sectional door and one (1) 12' x 14' electrically operated, non-insulated steel roll-up door each having edge of dock leveler and dock bumpers.

**COLUMN SPACING:** 49' x 20'

**SPRINKLER SYSTEM:** 100% wet system.



- HVAC:** Plant/Warehouse: Heated via natural gas-fired ceiling suspended Resnor blower units.
- INTERIOR LIGHTING:** Mix of LED and twin tube fluorescent lighting.
- EXTERIOR LIGHTING:** Wall and pole mounted fixtures.
- ELECTRIC:** 13200 high tension service; 500 KVA; 480/277 volt.
- TOILET FACILITIES:** One (1) men's room containing four (4) water closets, two (2) urinals and two (2) lavatories. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted concrete block and painted concrete floor
- WATER:** 4" domestic water line and an 8" fire suppression line connected to a 16" main. Service supplied by City of Philadelphia Water Department.
- SEWER:** 6" lateral connected to a 10" sanitary main. Service supplied by Philadelphia Sewer Department.
- GAS:** 6" high-pressure line connected to an 8" main. Service supplied by Philadelphia Gas Works.
- ASSESSMENT:** \$4,117,700 (2023)
- TAXES:** \$57,639.56 (\$0.57/SF) (2023)
- USE & OCCUPANCY:** \$47,824.17 (\$0.48/SF) (2023)
- ZONING:** I-1, Light Industrial
- LOCATION:** Superbly located just southeast of US Route 1 (Roosevelt Boulevard) and Route 63 (Woodhaven Road). There is immediate access to Interstate 95 via Woodhaven Road. Exit #28 of the Pennsylvania Turnpike is two (2) miles north.
- PUBLIC TRANSPORTATION:** SEPTA bus routes 1 and 14 stop a short walking distance from the building.
- AIRPORT:** The Northeast Philadelphia Airport is within the Industrial Park. The Philadelphia International Airport is approximately twenty (20) minutes from the property. Trenton-Mercer Airport is approximately twenty-seven (27) minutes from the property.
- HOTELS:** Most major hotels are represented in the area within a five (5) minute drive.