



2220 MAPLEWOOD AVENUE
ABINGTON TOWNSHIP
WILLOW GROVE, MONTGOMERY COUNTY, PA 19090
TAX PARCEL #: 30-00-41544-006; 30-00-03812-001; 30-00-03816-006

LOT SIZE: 1.43 acres

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

SIZE OF BUILDING: Approx. 39,331 sq. ft.

Lower Level: Approx. 22,710 sq. ft.
Offices: Approx. 240 sq. ft.
Plant/Warehouse: Approx. 22,470 sq. ft.

Upper Level: Approx. 16,621 sq. ft.
Offices: Approx. 3,751 sq. ft.
Plant/Warehouse: Approx. 12,870 sq. ft.

PARKING: Macadam/stone parking available for approx. forty (40) automobiles.

AGE OF BUILDING: Built 1960 with an addition in 1969.

CONSTRUCTION: **Frame:** Steel.

Walls: Pre-engineered steel with insulated sandwich panel having masonry footings and foundation walls with a combination of painted concrete block and brick with stucco over concrete block.

Floors: Assumed but not verified to be 6" reinforced concrete in the Lower Level and 5" reinforced concrete in the Upper Level with 4" pre-cast concrete planks in the Upper Level office.

Roof: **Lower Level:** Insulated rubber membrane roof installed 2015.

Upper Level: Insulated standing seam metal roof coated 2016.



CEILING HEIGHT:	<p><u>Lower Level:</u> 7,832 sq. ft. at 12'1" to underside of bar joist. 12,904 sq. ft. at 16'2" to the underside of beam.</p> <p><u>Upper Level:</u> 17'4" sloping to 13'2" to the underside of beam.</p>
LOADING:	<p><u>Lower Level:</u> Tailgate: Three (3) doors. One (1) 12' x 12' manually operated insulated steel sectional door with vision panels. Two (2) 8' x 8' manually operated insulated steel sectional doors with dock bumpers; one having vision panels and in-floor load leveler. Drive-In: One (1) 16' x 16' electrically operated insulated steel sectional door having vision panels.</p> <p><u>Upper Level:</u> Tailgate: One (1) 10' x 10' electrically operated insulated steel sectional door with an edge of dock leveler and dock bumpers.</p>
COLUMN SPACING:	<p><u>Lower Level:</u> 20' x 30' and 20' x 40'</p> <p><u>Upper Level:</u> Clear span.</p>
SPRINKLER SYSTEM:	100% Wet system supplied by a 8" main. System is monitored by Grish Alarm Company.
HVAC:	<p><u>Lower Level:</u> Plant/Warehouse: Heated via gas-fired ceiling suspended Resnor blower units. Office: Cooled via wall unit air conditioner.</p> <p><u>Upper level:</u> Plant/Warehouse: One (1) gas-fired radiant heater. Office: Heated and cooled via natural gas-fired hot water boiler and evaporative cooling units.</p>
INTERIOR LIGHTING:	Mix of T5 and T12 throughout.
EXTERIOR LIGHTING:	Wall-mounted and pole-mounted fixtures.
ELECTRIC:	1200 amp, 480/277 volt, 3 phase, 4 wire; service provided by PECO Energy.
OFFICE AREA:	<p><u>Lower Level:</u> 240 sq. ft. Finishes include mix of painted drywall and concrete block, fluorescent lighting and carpet.</p> <p><u>Upper Level:</u> 3,751 sq. ft. divided into multiple private offices, one (1) conference room, one (1) open bullpen area and one (1) kitchen area having refrigerator, wall and base cabinets, sink, dishwasher and microwave. Finishes include painted drywall, 2' x 4' acoustical ceiling tiles, 2' x 2' fluorescent lighting and mix of carpet and VCT flooring.</p>
TOILET FACILITIES:	<p><u>Lower Level:</u> Plant/Warehouse: Two (2) men's rooms each having one (1) water closet, one (1) urinal and one (1) lavatory. Two (2) ladies' rooms each having one (1) water closet and one (1) lavatory. Finishes include painted concrete block, fluorescent lighting and a mix of painted concrete and VCT flooring.</p> <p><u>Upper Level:</u> Office: One (1) men's room having one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies' room having one (1) water closet and one (1) lavatory. One (1) executive restroom having one (1) water closet and one (1) lavatory. Finishes include painted drywall,</p>



fluorescent lighting and VCT flooring. **Plant/Warehouse:** One (1) men's room having one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies room having one (1) water closet and one (1) deep sink. Finishes include painted concrete block, fluorescent lighting and VCT flooring.

WATER: Serviced by Aqua America.

SEWER: Serviced by Abington Township.

GAS: Serviced by PECO Energy.

ASSESSMENT: \$633,280 (2020)

TAXES:

County:	\$ 2,300.00 (2020)
MCCC:	\$ 247.00 (2020)
Township:	\$ 3,072.00 (2020)
School:	<u>\$ 20,119.00 (2019/2020)</u>
TOTAL:	\$ 25,738.00 (\$0.79/SF)

ZONING: SI-W Suburban Industrial-Willow Grove (T.P. #30-00-41544-006)
R4 Medium – High – Density Residential District (T.P. #30-00-03812-001 & 30-00-03816-006)

LOCATION: Strategically located approx. three (3) miles from the Willow Grove Interchange (Exit 343) of the Pennsylvania Turnpike (I-276), the property provides convenient access to the Northeast Extension (I-476), Interstate 95, Easton Rd (PA 611), Bethlehem Pike (PA 309), US Route 1 and bridges to New Jersey. Driving time to central Philadelphia is approx. forty (40) minutes and Trenton, NJ is approx. thirty (30) minutes.

AIRPORT: Philadelphia International is forty (40) minutes away, Lehigh Valley International is sixty (60) minutes away and Northeast Philadelphia Airport is twenty-four (24) minutes away.

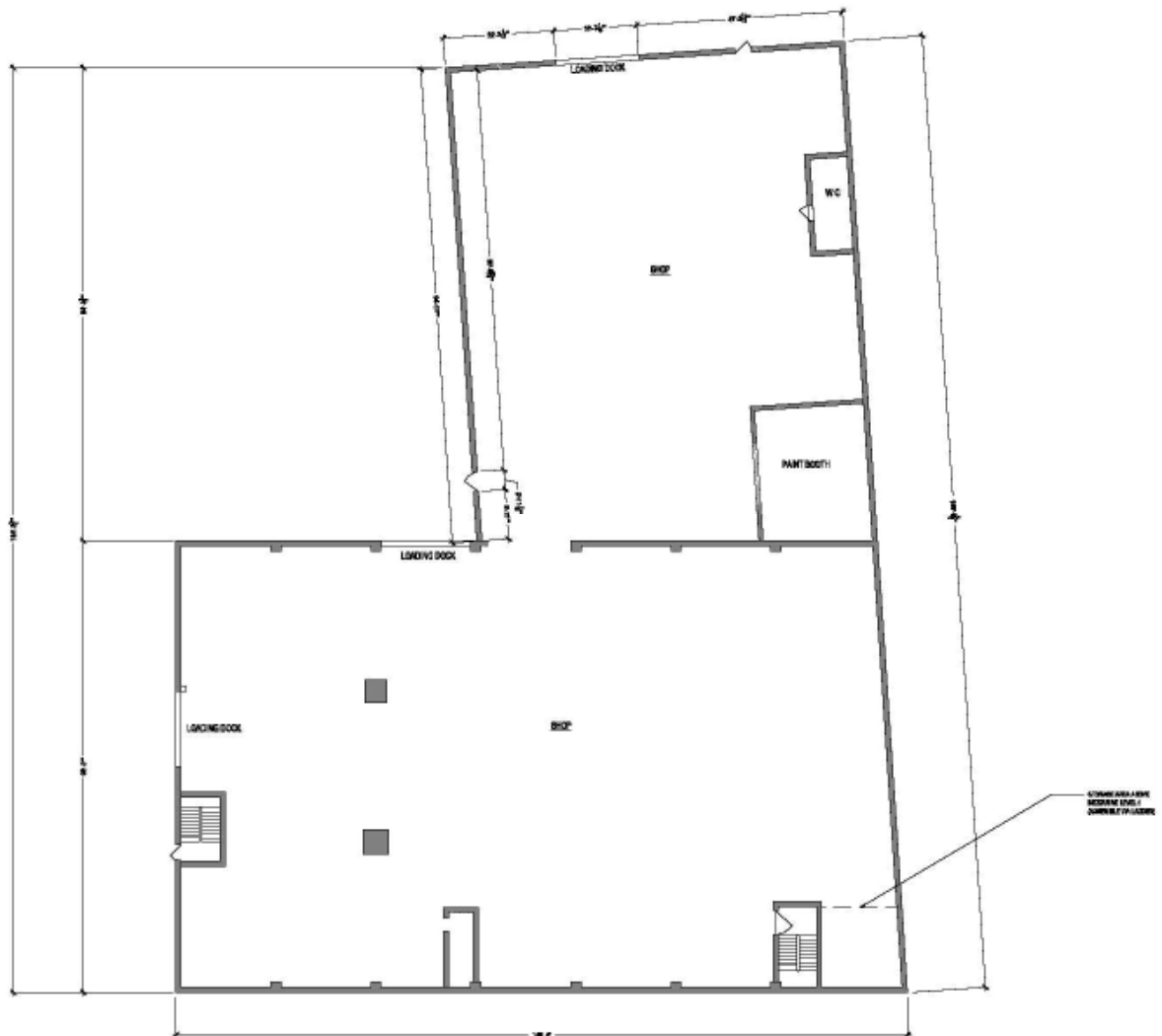
HOTELS: Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION: SEPTA Bus 55 stops at the intersection of Old York Rd & Old Welsh Rd, an approximate nine (9) minute walk from the property.

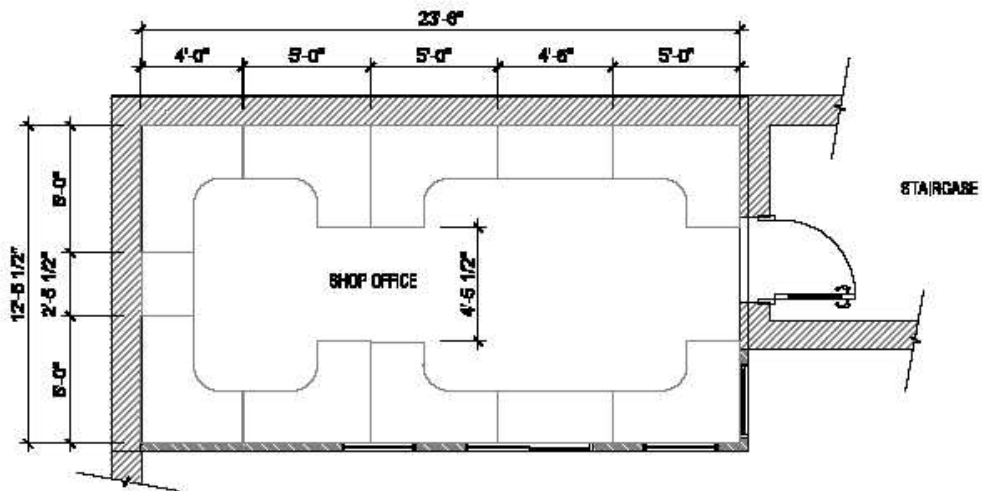
MISCELLANEOUS:

- * Exhaust fans throughout
- * Perimeter windows throughout the Lower Level
- * Column-mounted fans throughout the Lower Level
- * Property is fenced

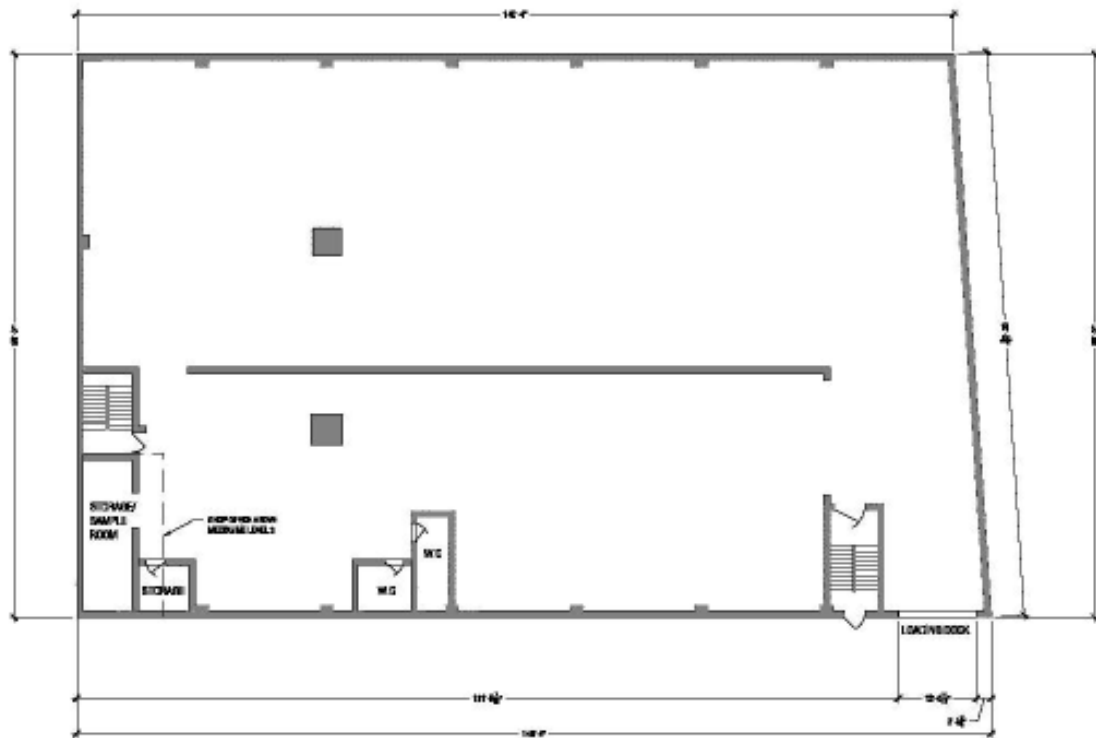
LOWER LEVEL WAREHOUSE



LOWER LEVEL OFFICE



UPPER LEVEL WAREHOUSE



UPPER LEVEL OFFICE

