



**2750 GRANT AVENUE
PHILADELPHIA, PA 19114
TAX PARCEL #: 88-4223560**

LOT SIZE: 4.55 acres

DESCRIPTION: Truck terminal and service building with two (2) story office.

SIZE OF BUILDINGS:

<u>Truck Terminal:</u>	Approx. 39,850 sq. ft.
<u>Office:</u>	Approx. 6,030 sq. ft.
<u>Warehouse:</u>	Approx. 33,820 sq. ft.

<u>Service Building:</u>	Approx. 4,000 sq. ft.
<u>Office:</u>	Approx. 500 sq. ft.
<u>Warehouse:</u>	Approx. 3,500 sq. ft.

PARKING: Majority of site is paved and/or stoned.

CONSTRUCTION: Painted brick over block with steel sandwich panel above.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: TPO roofing system.

CEILING HEIGHT:

<u>Truck Terminal:</u>	19'5" clear to the underside of the bar joist.
<u>Service Building:</u>	15'9" clear to the underside of the bar joist.

LOADING:

Truck Terminal: Tailgate: Fifty-seven (57) tailgate loading docks; mostly 10' x 10' manually operated steel sectional doors with dock bumpers, edge of dock levelers and loading dock canopies. **Drive-In:** One (1) 16' x 15' electrically operated insulated steel sectional door with vision panels.

Service Building: Drive-Thru: Three (3) 14' x 14'9" non-insulated steel sectional drive-thru bays with vision panels.

COLUMN SPACING: 39' x 33'

SPRINKLER SYSTEM: 100% dry system.

HVAC:

<u>Truck Terminal:</u>	Heated via suspended waste oil units.
<u>Office:</u>	Heated and cooled via combination units.
<u>Service Building:</u>	Heated via suspended waste oil units.



INTERIOR LIGHTING:	Metal halide fixtures.
EXTERIOR LIGHTING:	Wall-mounted fixtures.
ELECTRIC:	13200 volt primary service; service provided by PECO.
OFFICES:	<p><u>Truck Terminal:</u> First Floor: Open bullpen area and several private offices with kitchen and breakroom. Finishes include 2' x 2' acoustical ceiling tiles with LED lighting, painted drywall and a mix of carpet and vinyl plank flooring. Second Floor: One (1) executive office, several private offices and kitchen with base and wall cabinets and sink. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, painted drywall and vinyl plank flooring.</p> <p><u>Service Building:</u> Multiple private offices and breakroom. Finishes include 2' x 4' acoustical ceiling tiles and lighting, a mix of painted drywall and concrete block and a mix of concrete and vinyl plank flooring.</p>
TOILET FACILITIES:	<p><u>Truck Terminal:</u></p> <p><u>Office:</u> First Floor: Two (2) unisex restrooms each with one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, painted drywall and tile flooring. Second Floor: One (1) mens room with one (1) water closet and one (1) lavatory; One (1) ladies room with one (1) water closet and one (1) lavatory. One (1) executive restroom with one (1) water closet, one (1) lavatory and one (1) stand up shower. Finishes include 2' x 2' acoustical ceiling tiles and fluorescent lighting, painted drywall and tile flooring.</p> <p><u>Warehouse:</u> One (1) unisex restroom with one (1) water closet, one (1) urinal and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, painted drywall and tile flooring.</p> <p><u>Service Building:</u> One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include painted drywall with lighting, painted block and concrete flooring.</p>
WATER:	Service provided by Philadelphia Water Authority.
SEWER:	Service provided by Philadelphia Water Authority.
ASSESSMENT:	\$2,059,700 (2024)
TAXES:	\$28,831.68 (\$0.66/SF) (2024)
ZONING:	I-1 - Light Industrial District permitting a wide variety of light industrial uses including warehouse, wholesale sales and distribution, equipment and material storage yards as well as trucking and transportation terminal.



LOCATION: Strategically situated off Grant Avenue in Northeast Philadelphia offering convenient access to Interstate 95 and Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is just twenty (20) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and one hundred-twenty (120) minutes from New York City.

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| • Port of Philadelphia | 10 Miles |
| • Fairless Hills Terminal | 21 Miles |
| • Port of Wilmington | 55 Miles |
| • Port of Newark | 64 Miles |
| • Port of Baltimore | 129 Miles |
| • Interstate 95 | 2 Miles |
| • Interstate 295/Pennsylvania Turnpike | 6 Miles |
| • Trenton, NJ | 19 Miles |

AIRPORT: Philadelphia International is thirty (30) minutes away, Northeast Philadelphia is three (3) minutes away, Newark International is ninety (90) minutes away and Trenton-Mercer is thirty (30) minutes away.

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

PUBLIC TRANSPORTATION: SEPTA Bus Route 19 offers service from Torresdale Station to Willits & Ashton Roads, a short distance from the property.

MISCELLANEOUS: One (1) 6' x 8' manually operated non-insulated trash door.
Security shack
Fully fenced lot

