AVAILABLE

PRIME NORTHEAST PHILADELPHIA FACILITIES

242-246 GEIGER RD — 15,611 SQ. FT.



- LOT SIZE: 2.007 Acres
- PARKING: Approx. 16 automobiles
- BUILDING SIZE: 30,700 Sq. Ft.
- AVAILABLE SPACE: 15,611 Sq. Ft.
- AGE OF BUILDING: Built 1985
- CONSTRUCTION: *Front & Sides:* Fluted split-face block with concrete block foundation. *Rear:* Concrete block.
- CEILING HEIGHTS: 18'11" to 19'4" clear
- COLUMN SPACING: 30'0" x 40'0"
- HVAC: Natural gas-fired Modine units and supplemental natural gas radiant units
- LOADING: *Tailgate:* Two (2) steel sectional doors. *Drive-In:* One (1) electrically operated steel sectional door.
- ELECTRIC: 200-amp, 120/208 volt, 3-phase, 4-wire service
- SPRINKLER: 100% served by a wet system
- ZONING: I-2, Medium Industrial

14001 TOWNSEND RD — 18,847 SQ. FT.



- LOT SIZE: 3.85 Acres
- PARKING: Macadam paved
- BUILDING SIZE: 34,000 Sq. Ft.
- AVAILABLE SPACE: 18,847 Sq. Ft.
- AGE OF BUILDING: Built 1989
- CONSTRUCTION: Masonry and steel construction.
- CEILING HEIGHTS: 18'0" to 19'3" clear
- COLUMN SPACING: 34'8" x 40'0"
- HVAC: *Plant/Warehouse:* Heated by natural gas. *Office:* Rooftop package units.
- LOADING: *Tailgate:* Three (3) insulated steel sectional doors. *Drive-In:* One (1) electrically operated steel sectional door.
- ELECTRIC: 200-amp, 120/208 volt, 3-phase, 4-wire service
- SPRINKLER: 100% served by a wet system
- ZONING: I-1, Light Industrial

9300 ASHTON RD, UNIT 3 — 27,906 SQ. FT.



- PARKING: Approx. 164 automobiles
- AVAILABLE SPACE: 27,906 Sq. Ft.
- AGE OF BUILDING: Built 1954
- CONSTRUCTION: Combination split-face block and insulated steel sandwich panel.
- CEILING HEIGHTS: 19'8" to 20'8" clear
- COLUMN SPACING: 29'5" x 60'0"
- HVAC: Fully heated and air-conditioned by rooftop package units.
- LOADING: *Tailgate:* Two (2) insulated steel sectional doors.
- ELECTRIC: 400 amp, 480 volt, 3-phase, 4-wire service
- SPRINKLER: 100% served by a wet system
- ZONING: I-1, Light Industrial

12700 TOWNSEND RD — 42,246 SQ. FT.



- LOT SIZE: 4.27 Acres
- PARKING: Approx. 40 automobiles
- BUILDING SIZE: 42,246 Sq. Ft.
- AGE OF BUILDING: Built 1989
- CONSTRUCTION: Butler pre-engineered steel frame.
- CEILING HEIGHTS: 26'0" to 29'10" clear
- COLUMN SPACING: 30'0" x 60'0"
- HVAC: *Plant/Warehouse:* Heated by natural gas. *Office:* Rooftop package units.
- LOADING: *Tailgate:* Eight (8) insulated steel sectional doors.
- ELECTRIC: 45 KVA, 277/480 volt, 3-phase, 4-wire service
- SPRINKLER: 100% served by a wet system system
- ZONING: I-1, Light Industrial

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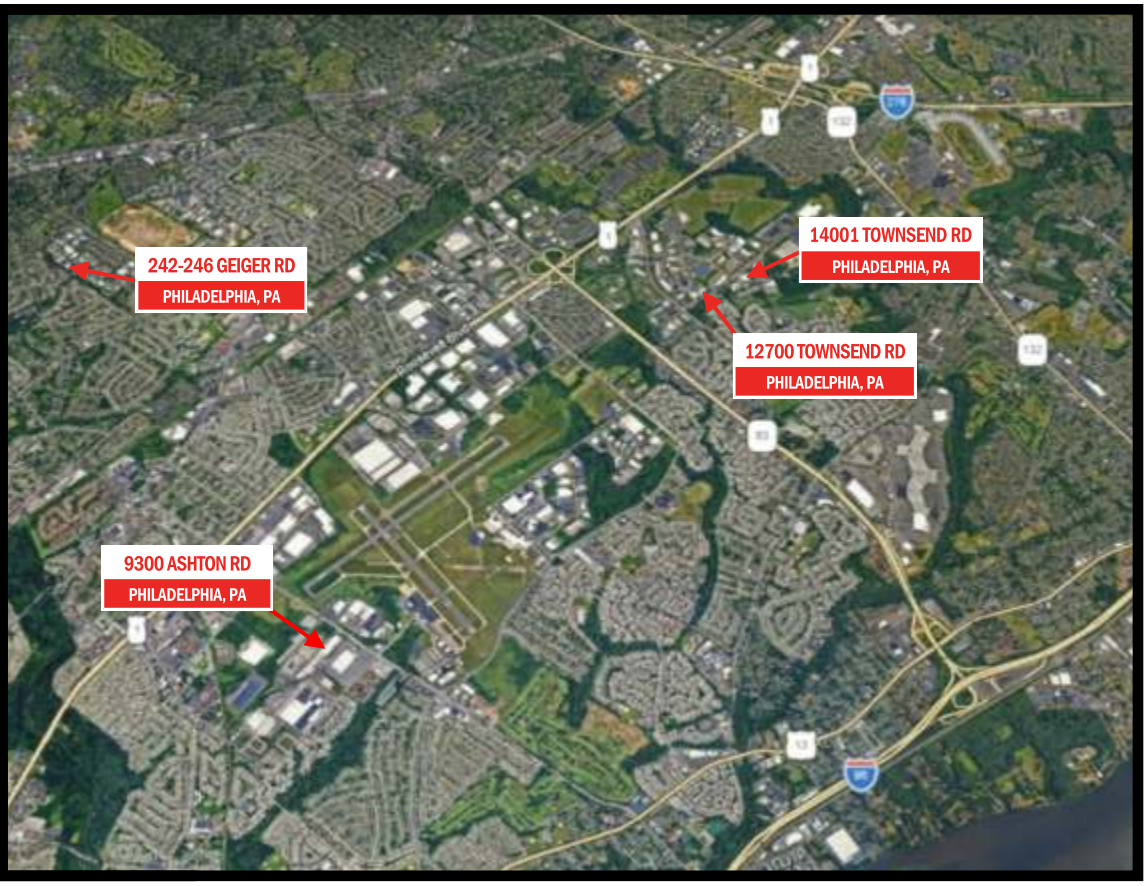
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LOCATION
Superbly located in Northeast Philadelphia, the properties offer convenient access to US Route 1 (Roosevelt Boulevard), Route 63 (Woodhaven Road), Interstate 95, Interstate 295, and the Pennsylvania Turnpike as well as bridges to New Jersey. Travel time to Center City Philadelphia is approximately twenty-five (25) minutes and to New York City is approximately ninety (90) minutes.

AIRPORTS
Northeast Philadelphia (PNE) is five (5) minutes away, Trenton-Mercer (TTN) is thirty (30) minutes away, and Philadelphia International (PHL) is thirty-five (35) minutes away.

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



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