

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1077 RYDAL ROAD
SUITE 303
RYDAL, PENNSYLVANIA 19046
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**19 RICHARD ROAD
IVYLAND, PA**

FOR SALE

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Industrial Flex Condominium Sale within the Richard Road Commerce Center. Part of the Northampton Township Business & Technology Center.
LOCATION:	19 Richard Road
TOWNSHIP:	Northampton
COUNTY:	Bucks
STATE:	Pennsylvania
BUILDING SIZE:	+/- 8,017 square feet
BUILDING DESCRIPTION:	One-story masonry brick & block exterior industrial/office condominium flex unit with on-site parking within an established and maintained condominium complex at the intersection of Jacksonville Road and Richard Road.
LOT SIZE:	+/- 4.2 acres of improved and landscaped area
ZONED:	Planned Industrial/office (I-1)
INTERIOR DESCRIPTION:	Private front door entrance that leads into office reception area, conference room, three (3) private offices, +/- 7,000 square feet of warehouse/storage area and loading area. Offices are air-conditioned and heated via one (1) roof mounted HVAC unit and one gas radiant heat unit for warehouse.
CEILING HEIGHTS:	17' Warehouse; 10' offices/showroom
UTILITIES:	Electric, Natural Gas, Wi-Fi
WATER:	Public
SEWER:	Public
RESTROOMS:	Two (2) restrooms in the office area. One (1) multiple stall restroom, and one single restroom in the warehouse.
HVAC:	Multiple zoned HVAC gas fired roof mounted units Provides tempered forced air in the offices and Radiant Heat units in the warehouse

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POWER: 240V, 400 Amp, 3 phase power

LOADING: Two (2) Tailgate docks with electric power drive overhead doors located at the rear of the unit.

PARKING: Ample surface on-site vehicle parking slots at the front door and behind the Premises.

TAX ID #: 001 004-008-019

ASSESSMENT: \$54,000.00 (2024)

R.E. TAXES: (2024) \$ 1,166.00 (local)
\$ 7,406.00 (school)
\$ 1,374.00 (county)
\$ 9,946.00 Total

CONDOMINIUM FEE: \$588.08 PER MONTH (2023-2024)
includes CAM charges, condominium management fee, landscaping, snow/ice removal, repair/replacement of all outside grounds maintenance items and condominium signage.

MISCELLANEOUS: Good exposure with easy access to multiple driving routes of Bucks County. Proximity to I-95, Routes 611, 132, 332, the PA Turnpike and bridge access to New Jersey.

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BUILDING FRONT AND PROPERTY



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FRONT ENTRANCE VESTIBULE



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RECEPTION AREA



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OFFICE RESTROOMS



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OFFICE AREA



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CONFERENCE ROOM



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WAREHOUSE/MFG AREA



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CLEAR SPAN WAREHOUSE AREA



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WAREHOUSE RESTROOMS



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INTERIOR TAILGATES



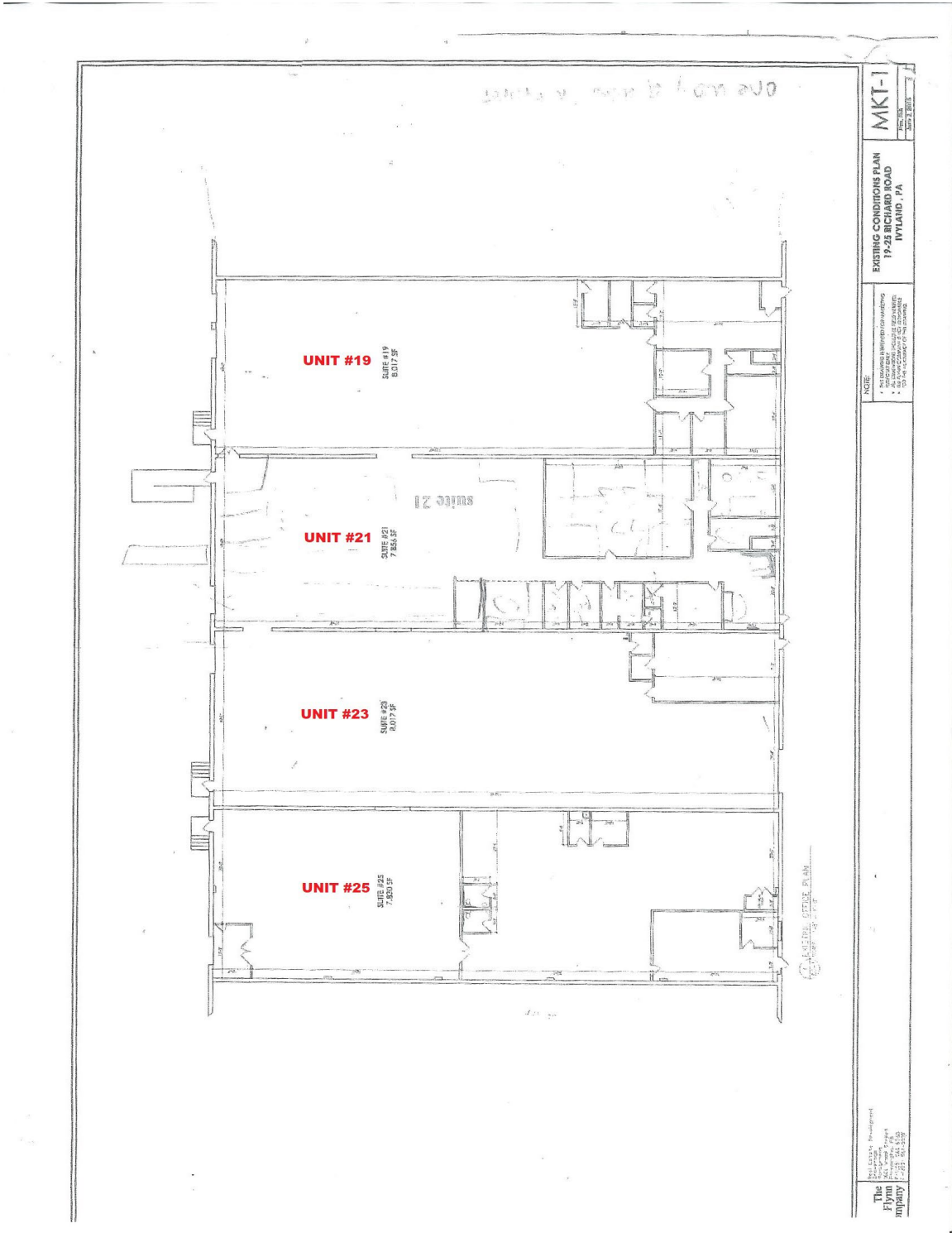
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TWO TAILGATE LOADING DOORS



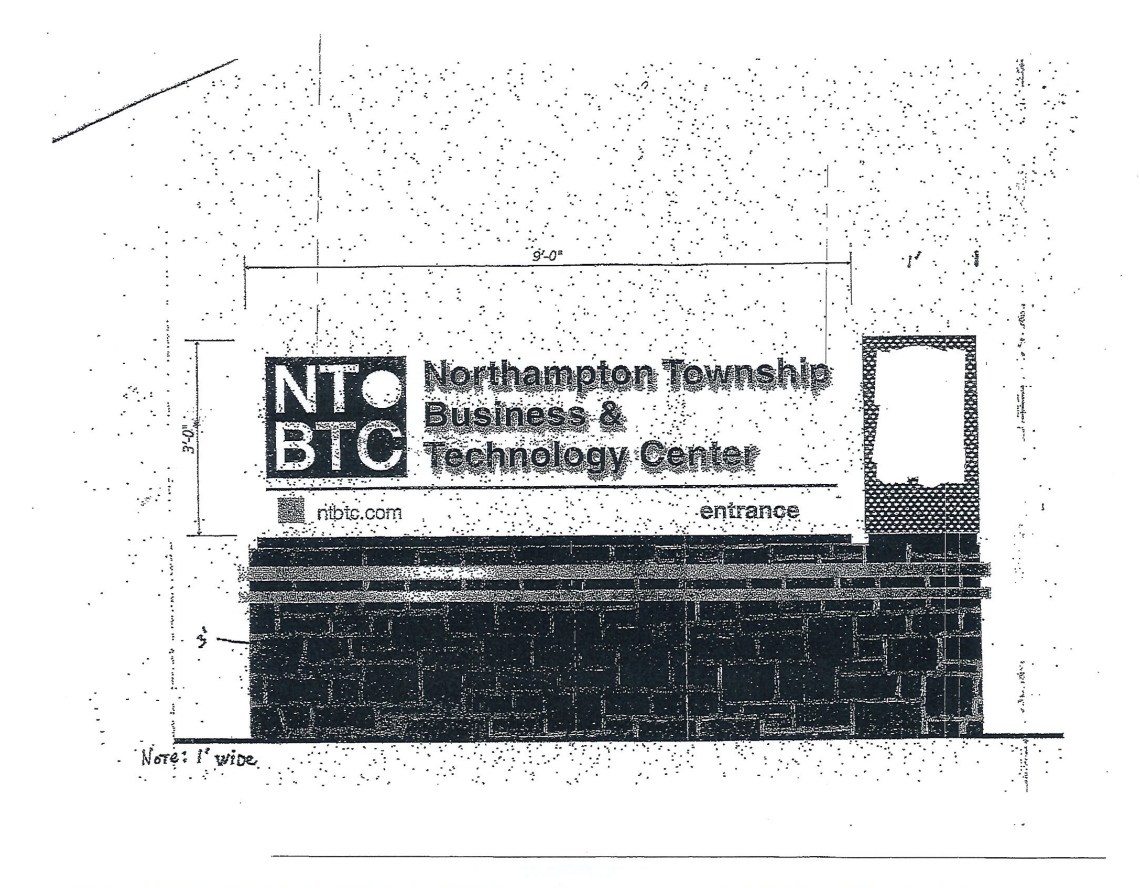
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PREMISE PLAN 19 RICHARD ROAD



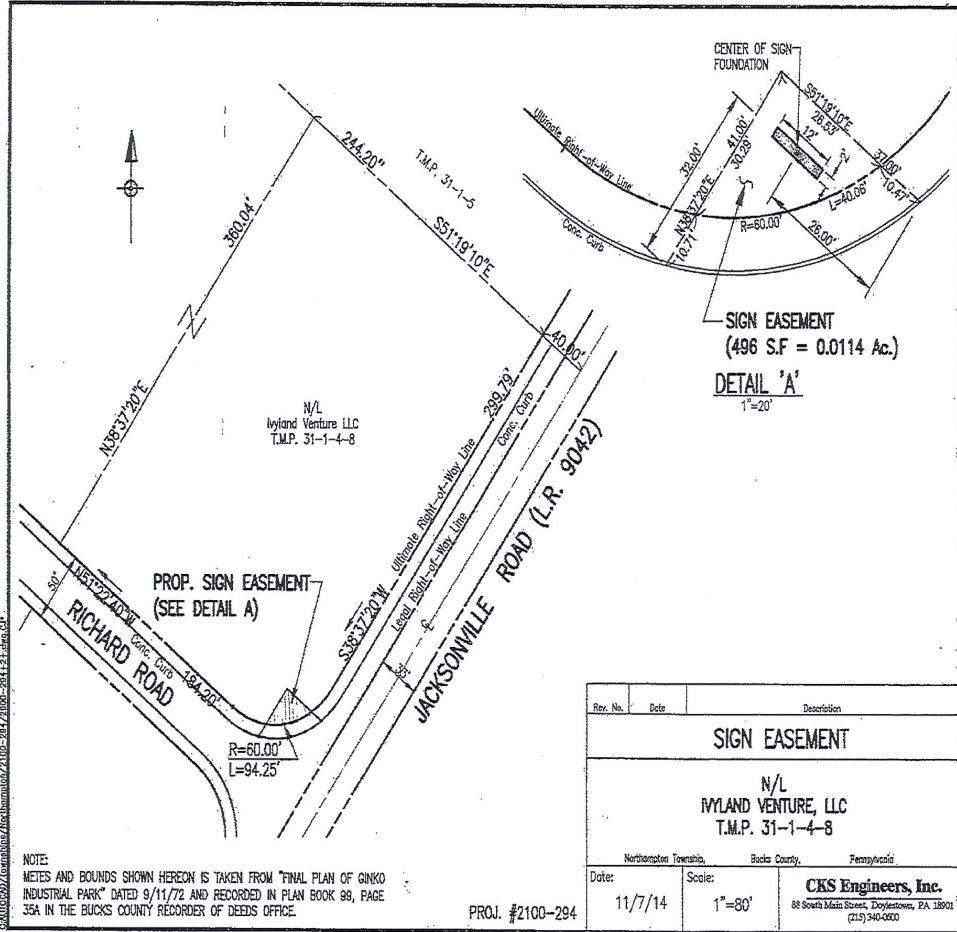
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NTBTC ENTRANCE



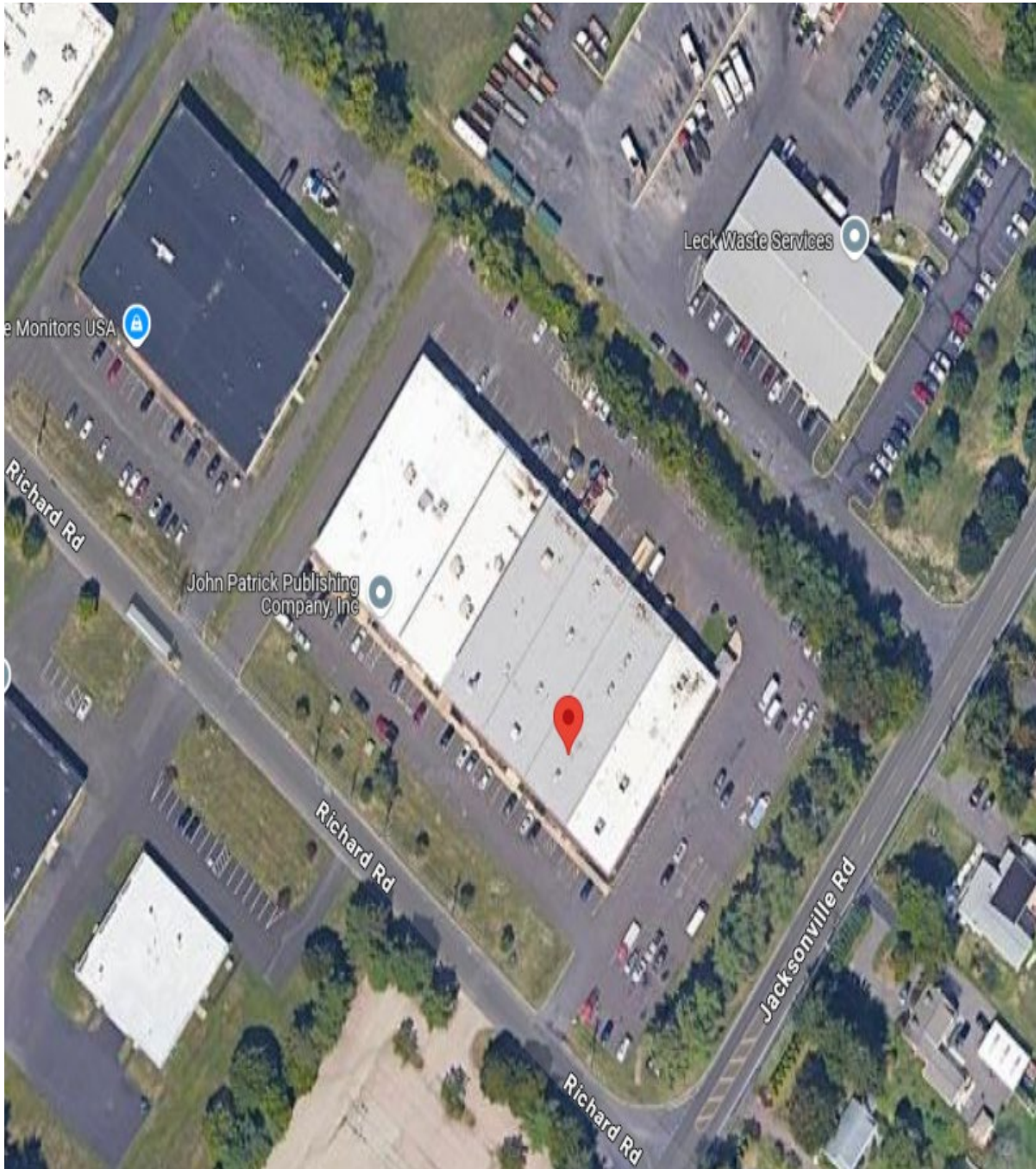
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SIGN EASEMENT



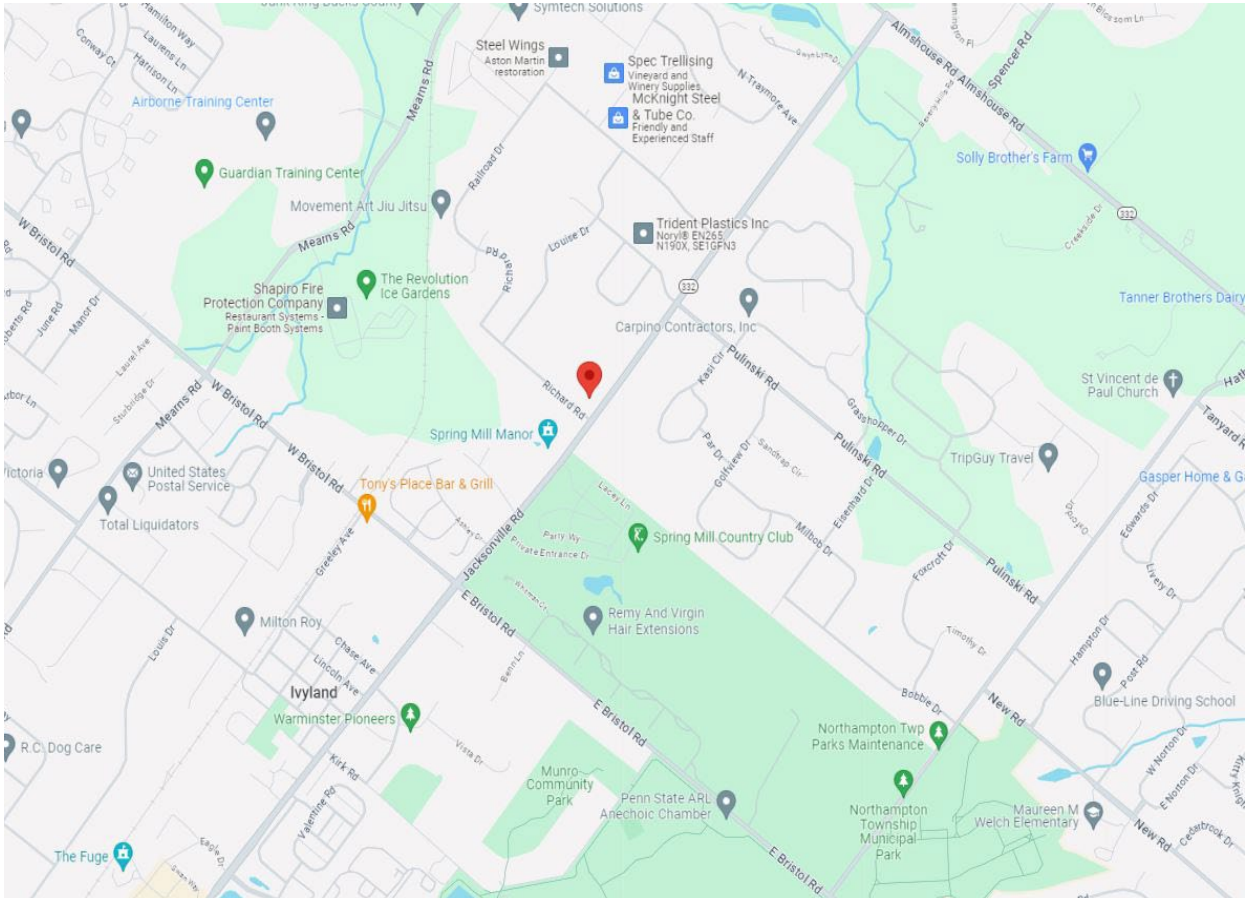
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AERIAL VIEW



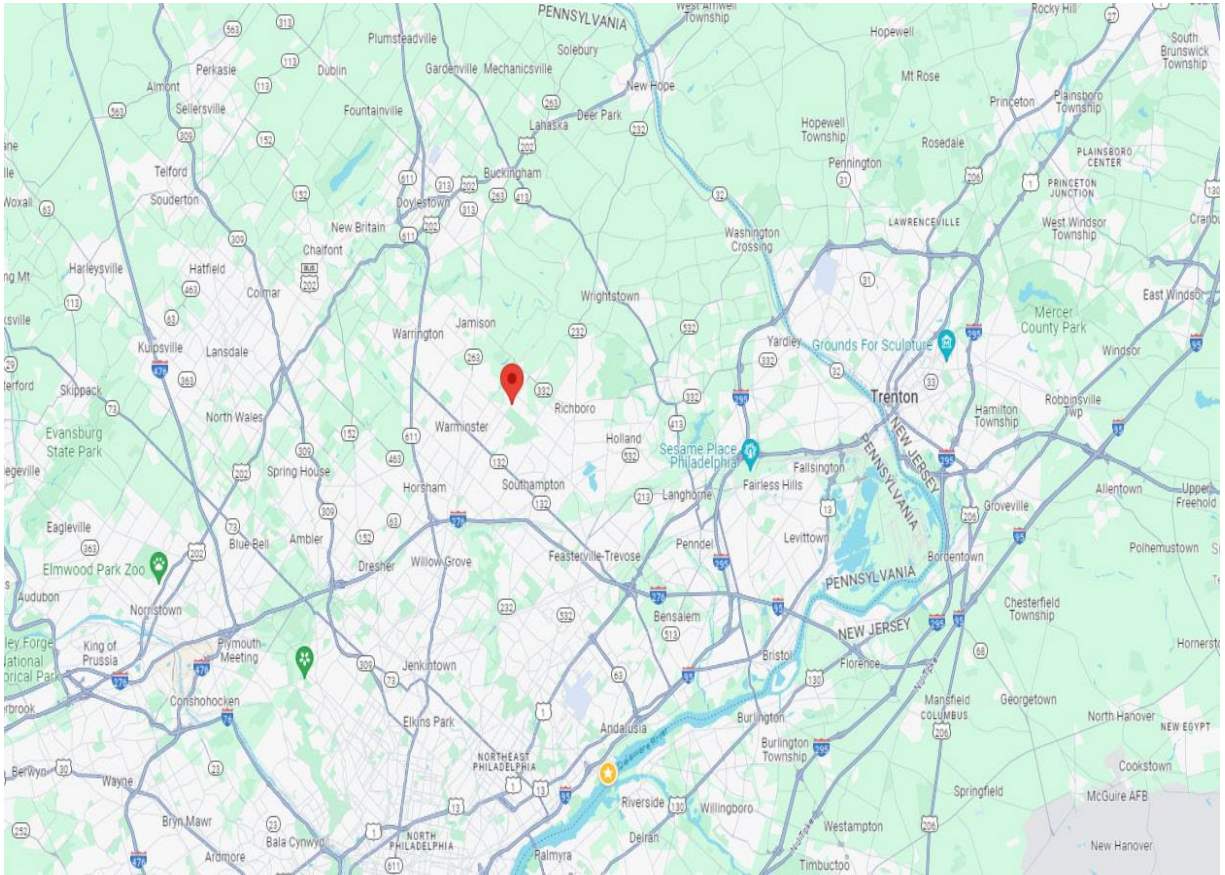
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LOCAL MAP



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REGIONAL MAP



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