

**OFFERING MEMORANDUM**  
**Warehouse Space  
For Lease**

**1404 RANDALL AVENUE**

Levittown, PA 19057

**PRESENTED BY:**

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PA #RS 293807



## MEET THE TEAM



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1  
The Property



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.00 SF/YR (MG)
<b>BUILDING SIZE:</b>	15,238 SF±
<b>AVAILABLE SF:</b>	2,450 SF± to 4,950 SF±
<b>LOT SIZE:</b>	1.4 AC±
<b>YEAR BUILT:</b>	1971
<b>ZONING:</b>	M1 - Light Manufacturing
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Suburban Philadelphia

### PROPERTY OVERVIEW

Single-story warehouse space available for immediate occupancy. Two units available - 2,450 SF± and 2,500 SF±. This versatile property includes up to six drive-in doors, 12' - 15' foot ceilings, open warehouse space, and functional office areas, all maintained in good condition. Fenced-in lot available. The property is highly accessible with its prime location providing immediate access to major area highways.

### LOCATION OVERVIEW

The property offers exceptional accessibility, with key transportation routes such as Route 13 (Bristol Pike), I-95, and the PA Turnpike all in close proximity. Centrally located, it provides convenient connections to Philadelphia as well as South and Central New Jersey. Ideally situated just off Bristol Pike and only a few miles from I-95 and the PA Turnpike, the property is surrounded by a dense mix of residential and commercial neighborhoods. The area also offers numerous amenities, making it a prime location for various uses.

## PROPERTY DETAILS

LEASE RATE	<b>\$14.00 SF/YR (MG)</b>
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### LOCATION INFORMATION

STREET ADDRESS	1404 Randall Avenue
CITY, STATE, ZIP	Levittown, PA 19057
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Suburban Philadelphia
CROSS-STREETS	Route 13 Bristol Pike
TOWNSHIP	Bristol
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 4.4 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 33 Mi.

### PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
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### PROPERTY INFORMATION

PROPERTY TYPE	Warehouse
ZONING	M1 - Light Manufacturing
LOT SIZE	1.4 AC±
APN #	05-074-205
LOT FRONTAGE	229 ft
LOT DEPTH	235 ft

### BUILDING INFORMATION

BUILDING SIZE	15,238 SF±
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1971
GROSS LEASABLE AREA	2,450 SF± to 4,950 SF±
CONSTRUCTION STATUS	Existing
CEILINGS	12' to 15'

## PROPERTY HIGHLIGHTS

- Warehouse space for lease
- Two (2) units available
- 2,450 SF± & 2,500 SF±
- Up to 6 drive-in doors
- 12' - 15' ceiling height
- 10' - 12' overhead doors
- Gas heat available
- Highly accessible
- Ideally positioned for business and consumer access
- Immediate access to Rt. 13, Rt.413, I-95 & Rt. 1
- Close commuting proximity to/from Philadelphia
- Amenities-rich area
- Commercial M1 zoning district allowing for abundant permitted uses
- No auto repair business accepted





## UNIT HIGHLIGHTS



### 1404A - 2,450 SF±

- 12' - 14' clear ceiling height
- Two (2) 10' overhead doors
- 1,975 SF± warehouse space (79' x 25')
- 475 SF± office area
- Gas heat available



### 1404C - 2,500 SF±

- 15' clear ceiling height
- Three (3) 10' overhead doors
- One (1) 12' overhead door
- 2,046 SF± warehouse space (62' x 33')
- 460 SF± office area
- Gas heat available
- Fenced-in lot

**ADDITIONAL PHOTOS**

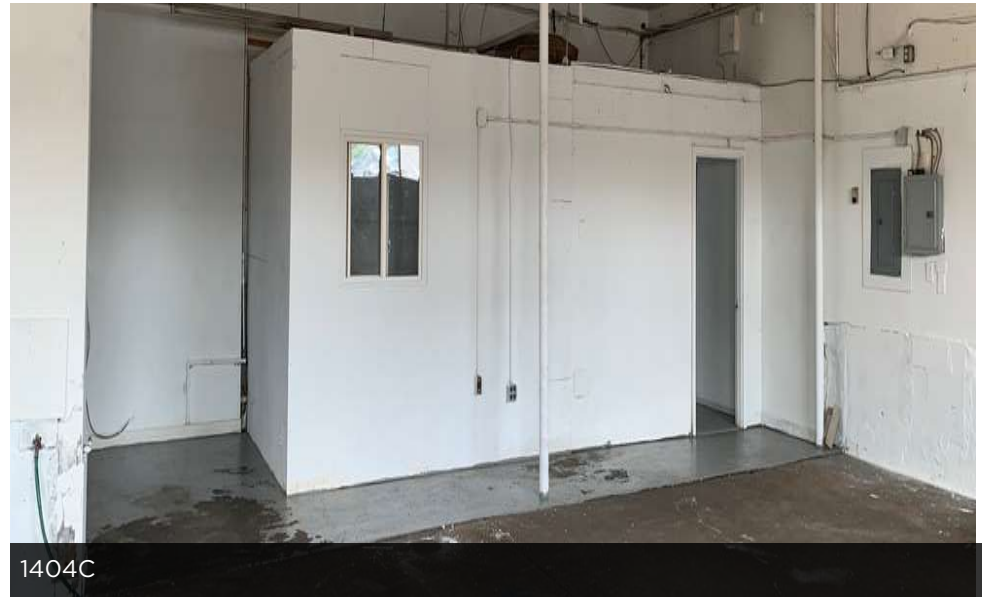
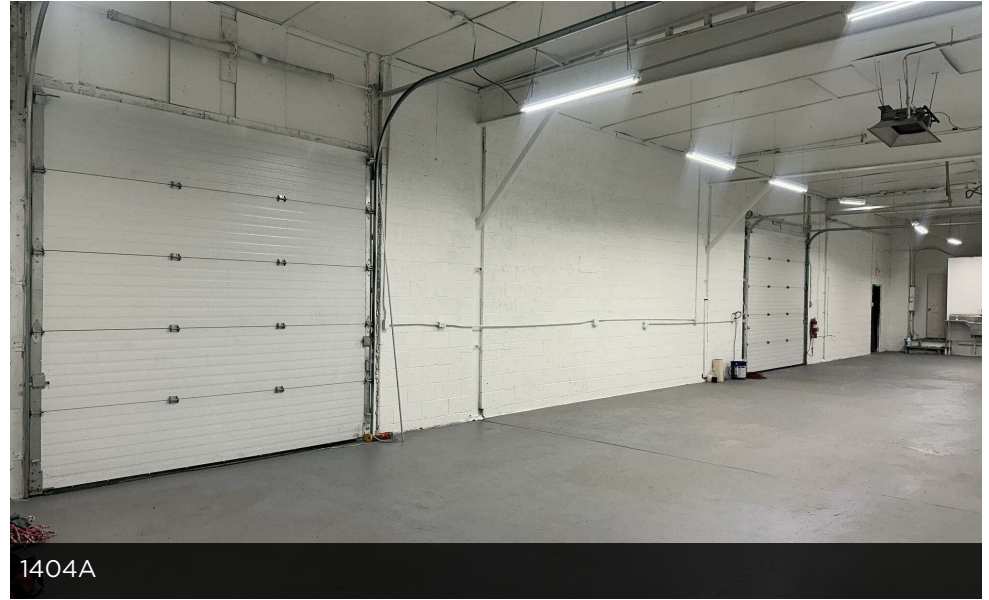
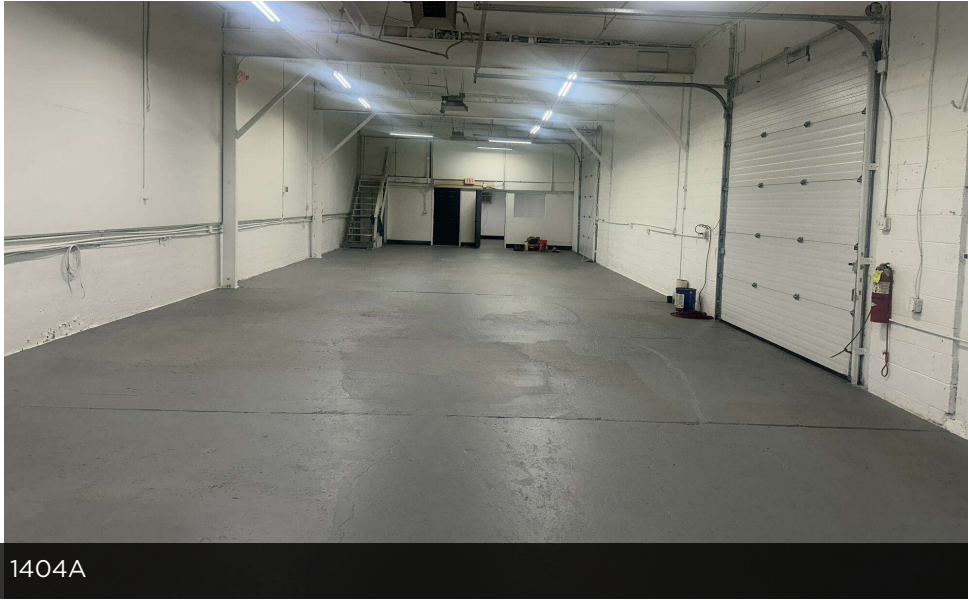




1404A - 2,450 SF±



1404C - 2,500 SF±



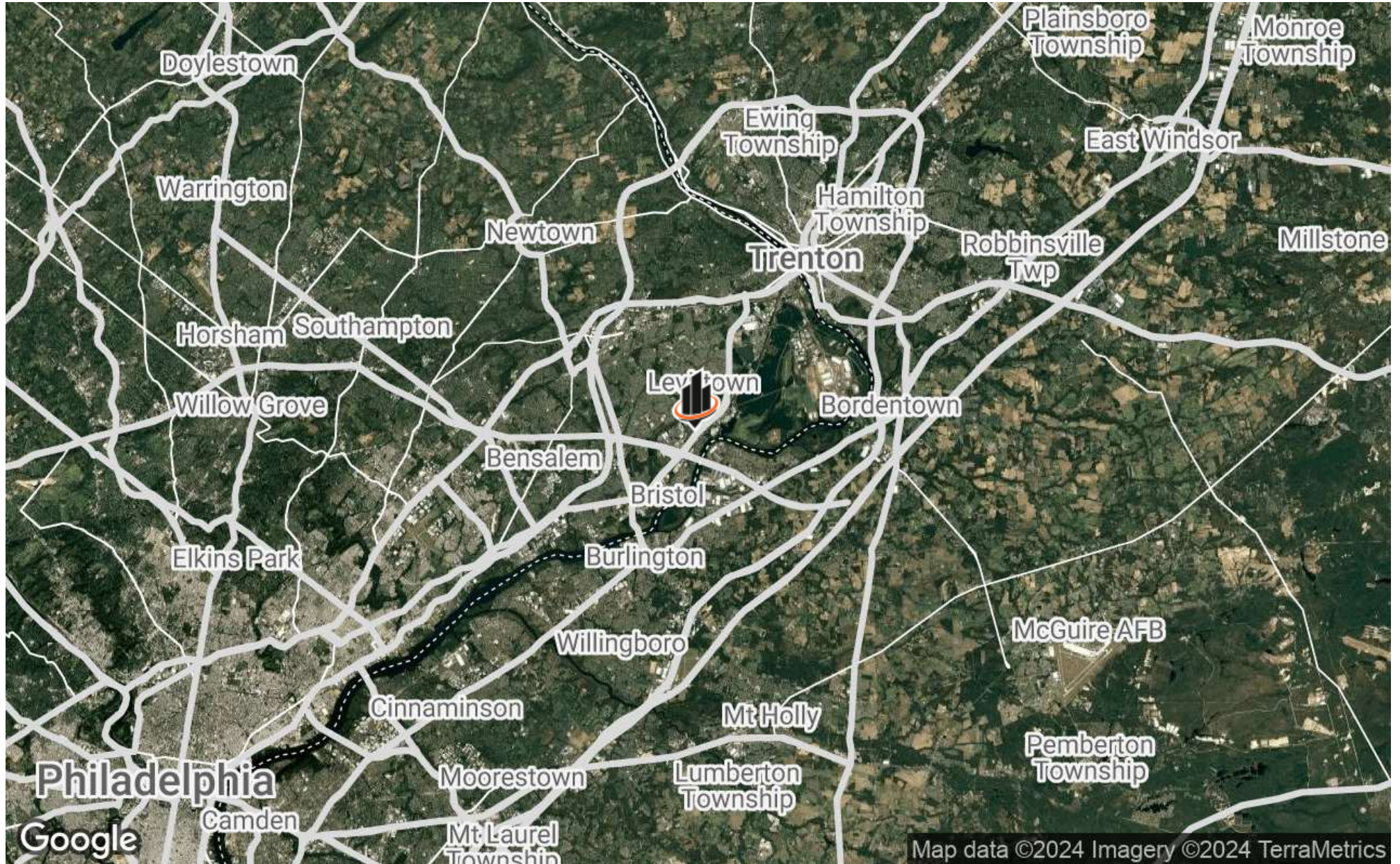


SECTION 2

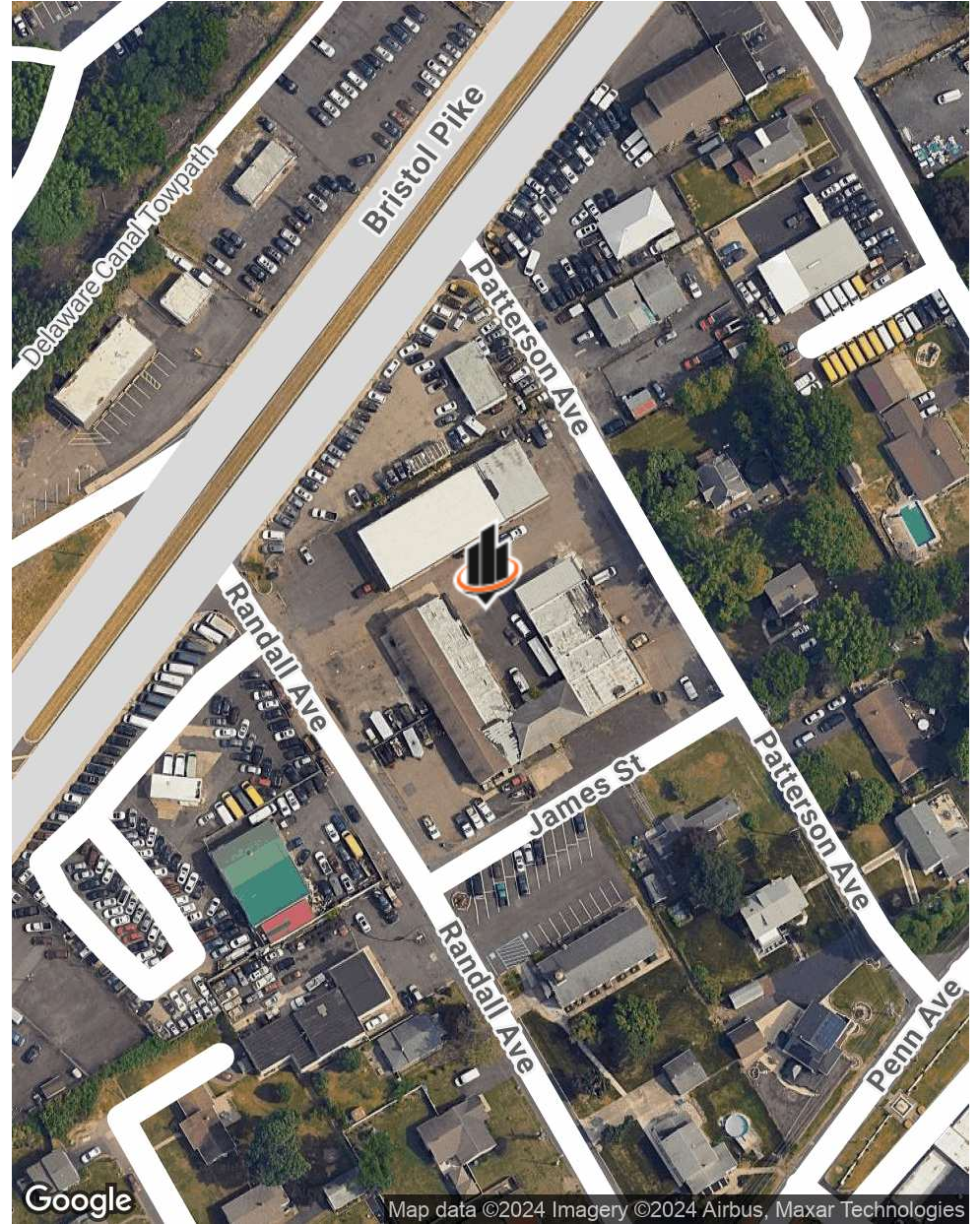
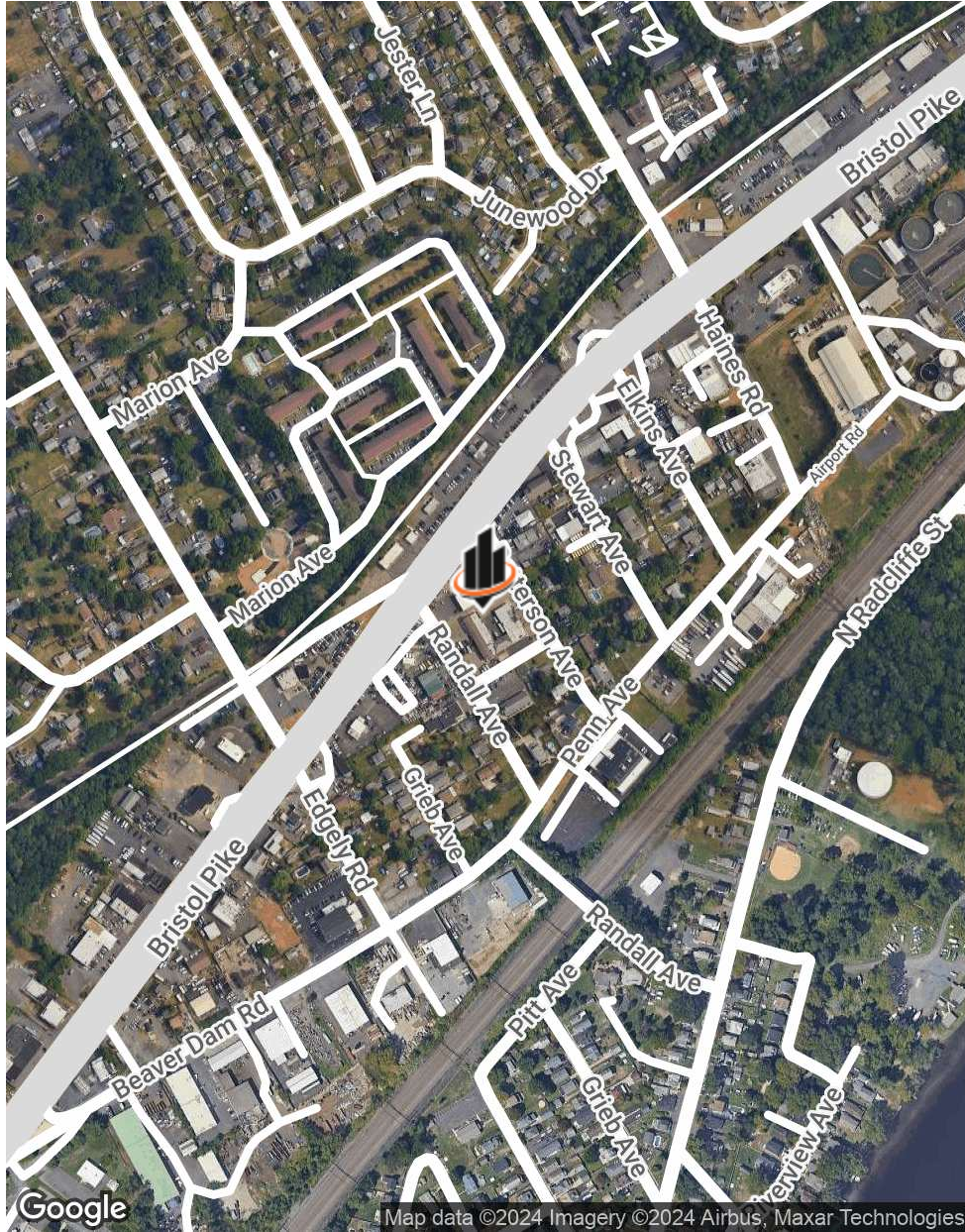
The Location



# REGIONAL MAP



# LOCATION MAP



SECTION 3  
The Zoning





ARTICLE XIII  
**M-1 Light Manufacturing District**

**§ 205-55. Purpose.**

The purpose of this district is to provide areas in the Township for manufacturing, research, warehousing and similar uses.

**§ 205-56. Permitted uses. [Added 3-16-2017 by Ord. No. 2017-01]**

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

A. Uses permitted by right. The following uses are permitted by right:

- (1) (B12) Public Park/Public Recreational Facility.
- (2) (D10) Athletic Facility.
- (3) (D18) Automotive Repair.
- (4) (D21) Marina.
- (5) (D30) Forestry.
- (6) (F1) Manufacturing.
- (7) (F2) Research and Development.
- (8) (F3) Wholesale Business, Wholesale Storage, Warehousing.
- (9) (F4) Mini-Warehouse.
- (10) (F5) Printing.
- (11) (F6) Contracting.
- (12) (F7) Truck Terminal.
- (13) (F8) Storage.
- (14) (G6) Nonresidential Accessory Building or Structure.
- (15) (G11) Aerials, Masts, Radio and Television Towers.

B. Uses permitted by special exception. The following uses may be permitted as authorized by the Zoning Hearing Board in accordance with the standards contained in § 205-187 of this chapter:

- (1) (E4) Wireless Communications Facility.
- (2) (F9) Fuel Storage and Distribution.

C. Conditional uses. The following uses may be permitted as authorized by Council in

accordance with the standards contained in § 205-178 of this chapter:

- (1) (G7) Accessory Outside Storage and Display.
- (2) (G10) Heliport.
- (3) (F13) Medical Marijuana Grower/Processor.

### **§ 205-57. Area and dimensional requirements.**

Unless a greater area or dimensional requirement is listed in Article II, Use Regulations, for a specific use, all uses in the M-1 Light Manufacturing District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum building area: 35%.
- D. Maximum impervious surface ratio: 65%.
- E. Minimum yards:
  - (1) Front: 30 feet.
  - (2) Side: 15 feet each.
  - (3) Rear: 30 feet.
  - (4) Corner lot: two front yards, one along each street, each having a depth of not less than 30 feet.
  - (5) Double frontage lot: two front yards, one along each street, each having a depth of not less than 30 feet.
  - (6) Buffer yard: Buffer yards shall be provided as required in § 205-109 of this chapter.
- F. Minimum distance from any residential district or use: 100 feet.
- G. Minimum distance between buildings: 25 feet.
- H. Height requirement: No building shall exceed 80 feet in height unless authorized as a special exception by the Zoning Hearing Board.

### **§ 205-58. Development along Neshaminy Creek.**

Within the M-1 District, properties having frontage along the Neshaminy Creek from its confluence with the Delaware River to Route 13 and having a minimum tract size of 10 acres may be subject to the following regulations:


- A. Uses permitted by right. In addition to the list of permitted uses in § 205-56A of this chapter, the following uses are permitted by right only in combination with Use D21 Marina:

- (1) (A3) Single-Family Attached Dwelling.
  - (2) (A4) Multiple-Family Dwelling.
  - (3) (D4) Sit-Down Restaurant.
- B. Area and dimensional requirements. Unless a greater area or dimensional requirement is listed in Article II, Use Regulations, for a specific use, all uses in the M-1 District along the Neshaminy Creek shall meet the Area and Dimensional Requirements listed in § 205-57 of this chapter.
- C. Any development which includes Use A3 Single-Family Attached Dwelling must comply with other regulations applicable to Single-Family Attached Dwelling (Use A3) as listed below:
- (1) Every attached dwelling shall have a record lot on a recorded subdivision plan.
  - (2) Each parcel or tract used for a group of townhouses must have at least 100 feet of frontage with access on either an arterial, collector, or primary street, having a minimum cartway width of at least 32 feet. Interior access drives which are dedicated for public use shall be improved to minimum standards contained in Section 503 of the Bristol Township Subdivision and Land Development Ordinance.<sup>1</sup> If not dedicated for public use, conveyance to a community association shall be required and provision for maintenance charges shall be made.
  - (3) It is not necessary that each lot have frontage on a public street. Some lots may have frontage on a public street, while others may have access by right-of-way owned by a community association, provided that:
    - (a) No individual lot shall be more than 200 feet from a point of approved emergency vehicular access.
    - (b) All required improvements involving street and/or private right-of-way access shall require an appropriate bond guaranteeing completion of the improvements, conforming to the provisions of Article VII of the Bristol Township Subdivision and Land Development Ordinance.<sup>2</sup>

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1. Editor's Note: See § 177-35 of Ch. 177, Subdivision and Land Development.

2. Editor's Note: See Art. VII of Ch. 177, Subdivision and Land Development.

An aerial photograph of a commercial district. A large, multi-story building with a flat roof is highlighted with an orange outline. Above this building is a blue and white logo consisting of three vertical bars of increasing height, topped with a circular arrow. The surrounding area includes several parking lots filled with cars and trucks, other commercial buildings, and residential houses in the background. Two streets are labeled: 'Randall Ave' running vertically on the right and 'Bristol Pike' running horizontally at the bottom. A large white circle with a dashed inner border is overlaid on the top left of the image, containing the section title.

**SECTION 4**  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

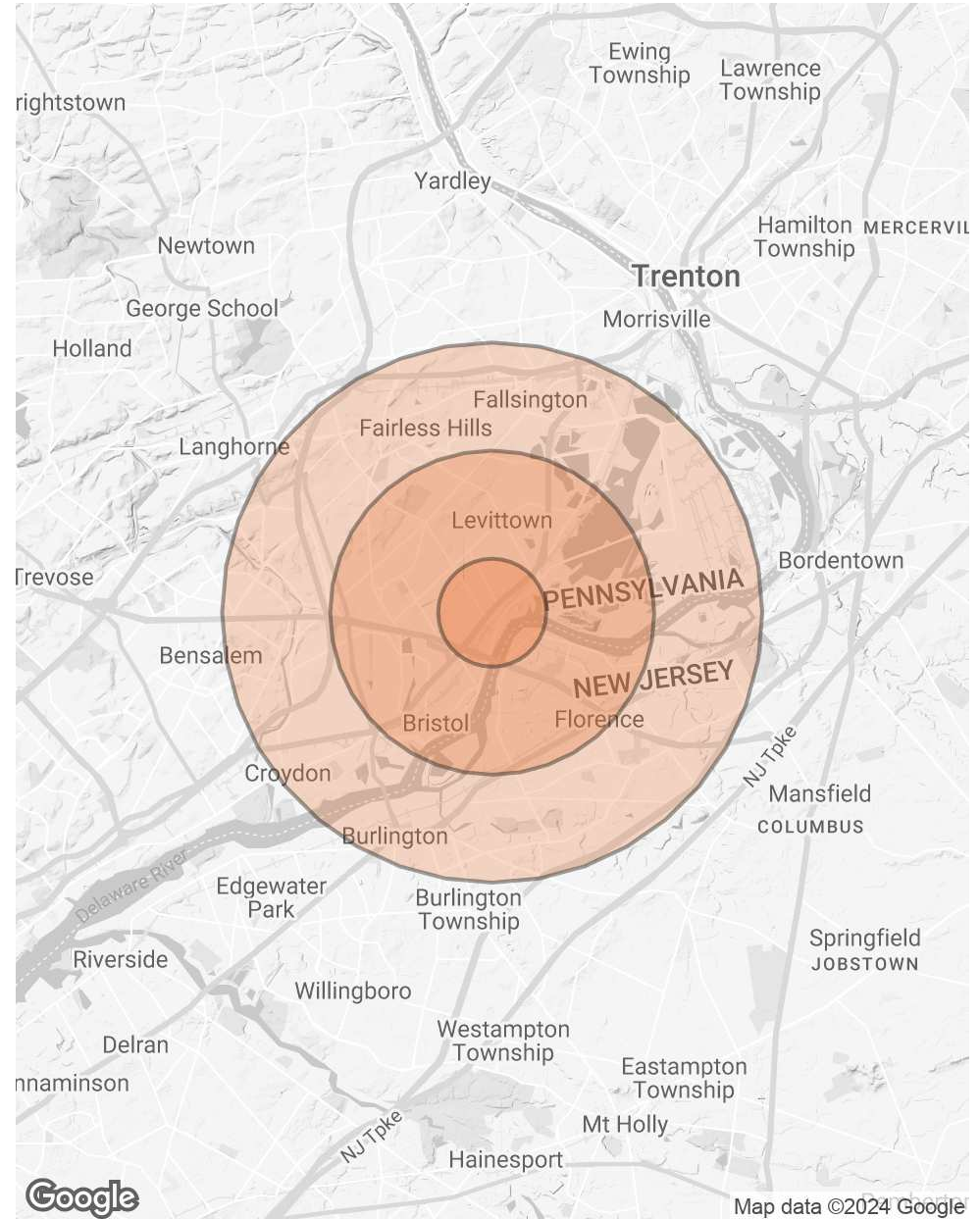
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,095	83,319	186,369
<b>AVERAGE AGE</b>	39.9	39.5	39.4
<b>AVERAGE AGE (MALE)</b>	38.9	38.3	38.1
<b>AVERAGE AGE (FEMALE)</b>	40.8	40.6	40.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,184	31,059	69,898
<b># OF PERSONS PER HH</b>	2.5	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$65,896	\$68,570	\$69,830
<b>AVERAGE HOUSE VALUE</b>	\$234,955	\$245,412	\$259,979

2020 American Community Survey (ACS)





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