

PRIME LIGHT INDUSTRIAL INVESTMENT OPPORTUNITY



2061 Hartel Avenue, Edgely Industrial Park, Levittown, Bucks County, PA 19057

OVERVIEW

A prime one-story 23,033 SF light industrial building located in Suburban Philadelphia. The building is heated and sprinklered throughout and offers drive-in and tailgate loading.

LOCATION

Levittown, Bucks County, Pennsylvania is centrally-located within the Philadelphia MSA, providing immediate access to Interstate 95, the Pennsylvania Turnpike, US Route 1, and bridges to New Jersey.

RENT ROLL

The building is 100% leased to Baikal Mechanical. Baikal offers custom solutions to its customers through the development and design of cost effective HVAC systems manufactured in the USA.

STABLE MARKET

Bucks County's light industrial market has historically remained extremely stable. The current supply of comparable buildings is at an all-time low, which should allow the new owner of the property to enjoy a stable, long-term cash flow and continued appreciation.

PROPERTY DETAILS

Lot Size:	1.02 Acres	Ceilings:	15'10" sloping to 14'7" clear to underside of bar joist. High bay of approximately 1,500 SF having 23'1" clear sloping to 22'0" clear to underside of bar joist.
Description:	Modern one-story manufacturing/warehouse facility.	Loading:	Tailgate: Two (2) 8' x 9'6" insulated manually-operated steel sectional loading doors; one having edge of dock leveler and dock bumpers. Drive-In: Three (3) insulated manually-operated steel sectional doors; one 12' x 12', one 10' x 12' and one 8' x 8'.
Building Size:	Approx. 23,033 SF Office: Approx. 1,855 SF Plant/Warehouse: Approx. 21,178 SF	HVAC:	Office: Natural gas fired rooftop package units. Plant/Warehouse: Suspended natural gas fired blower units.
Parking:	Macadam-paved parking.	Electric:	45 KVA transformer providing 1200 amp, 240 volt, 3 phase; service provided by PECO.
Frame:	Load bearing masonry and steel columns.	Zoning:	M-1, Light Industrial
Walls:	Front: Brick veneer over concrete block. Sides and Rear: Painted concrete block.		
Floors:	Assumed but not verified to be 6" reinforced concrete.		
Roof:	Granular modified roof. Upper roof replaced 2019 with GAF 0.60 TPO roofing system.		
Columns:	40' x 40' and 30' x 40'.		
Sprinkler:	100% wet system supplied by a 6" main providing .20 density over the most remote 2,000 SF.		



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Call for further information or visit this property and others on our website at www.rododyinc.com

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TRANSACTION GUIDELINES:

As exclusive agent, Roddy Inc. is presenting 2061 Hartel Avenue to select investors registered via a confidentiality agreement.

OFFERING PROCEDURE:

The Owner has not established an asking price for the Property but is a seller with expectations that are consistent with the quality of the Property. In evaluating offers, ownership will consider each proposal, including the offering price, contingencies, time to close and the financial capacity of each Purchaser.

OFFER INFORMATION:

Offers must include the following: valuation/purchase price; deposit amount; due diligence period; closing date; and Purchaser's approval process. Offers must detail the source of capital necessary for the acquisition.

BID DEADLINE:

The deadline for all Letters of Intent will be determined during the marketing period.

INSPECTIONS:

Inspections will be by appointment only and should be arranged through Sean Durkin of Roddy Inc.

Please call (215) 245-2600 or email sean@roddyinc.com.

DISCLAIMER

This Brochure is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding an investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any materials, statements or information contained herein or otherwise provided.

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