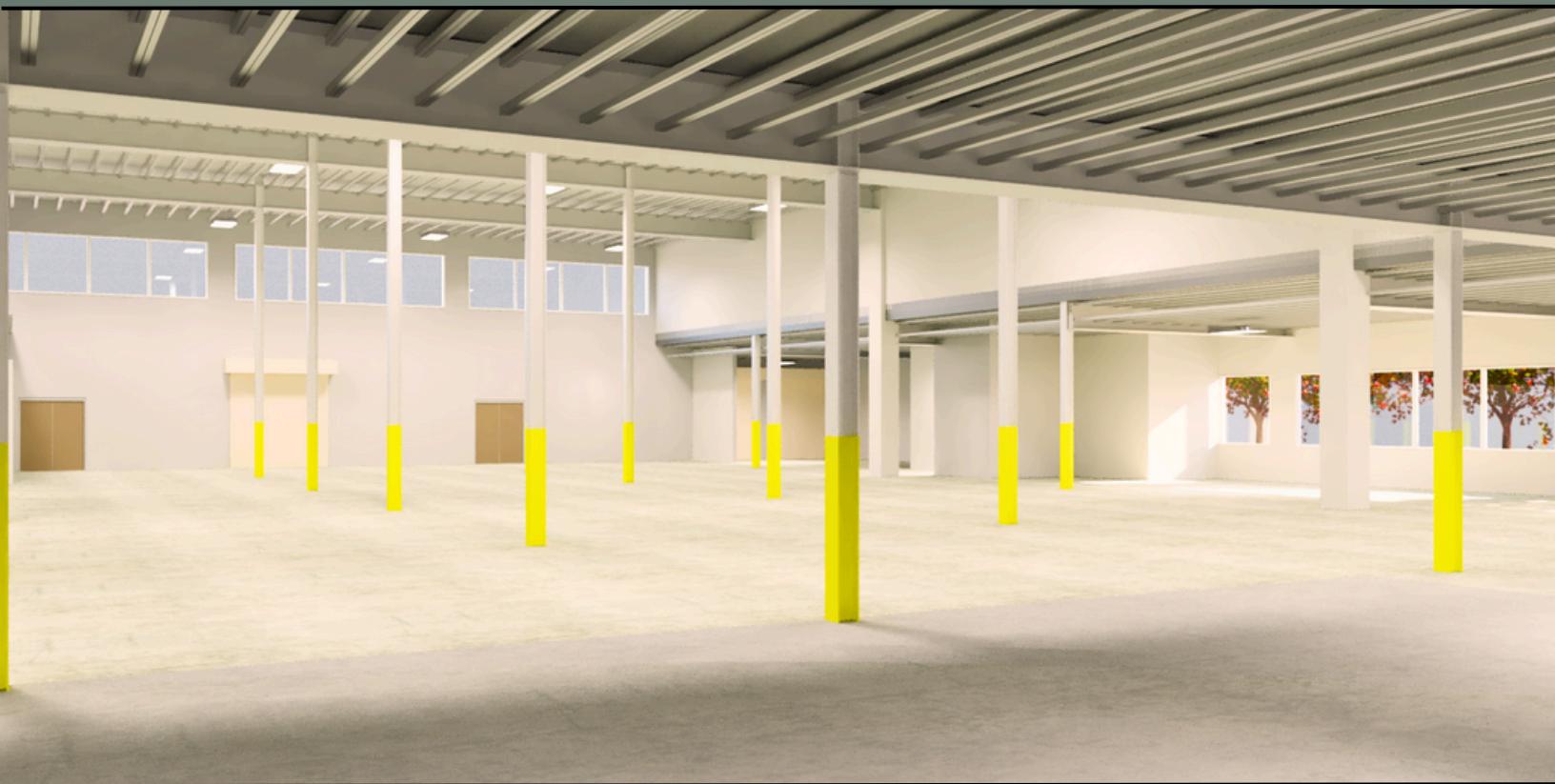


# 2800 CRYSTAL DRIVE

HATFIELD, PA



EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN  
COMPANY

## 38,185 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE

### »»» OVERSIZE LOT

*5.65 acre lot for ample parking or outdoor storage space*

### »»» HEAVY POWER

*480 volt 3 phase, rated at 3,200 amp*

### »»» HIGH CEILINGS

*17,141 SF warehouse space with 25' clear height*

- FORWARD SALE INCLUDES IMPROVEMENT/CONSTRUCTION PACKAGE (DETAILS INSIDE)
- THREE LOADING DOCKS
- WET SPRINKLERED
- IMMEDIATE ACCESSIBILITY OFF OF RTE 309 (BETHLEHEM PIKE) AT TRAFFIC LIGHT



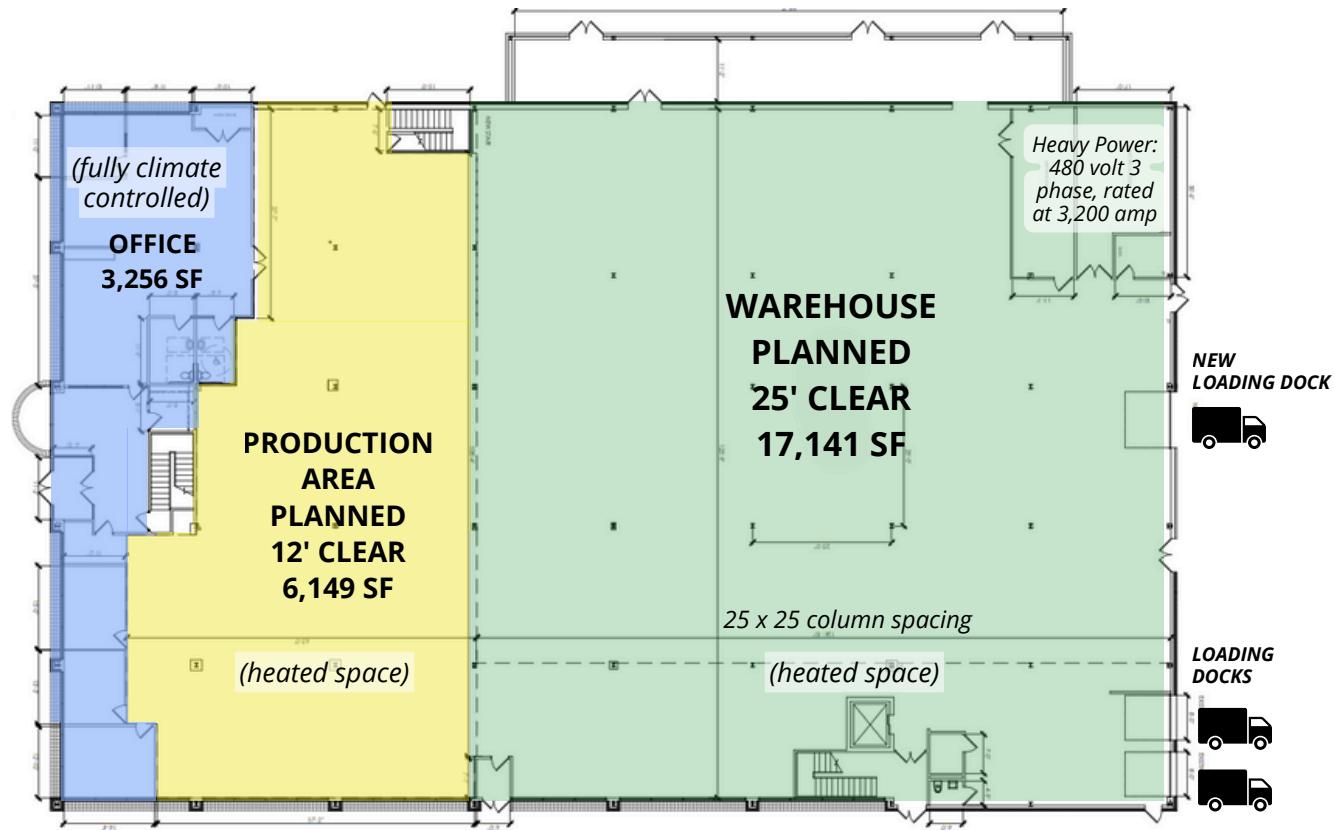
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

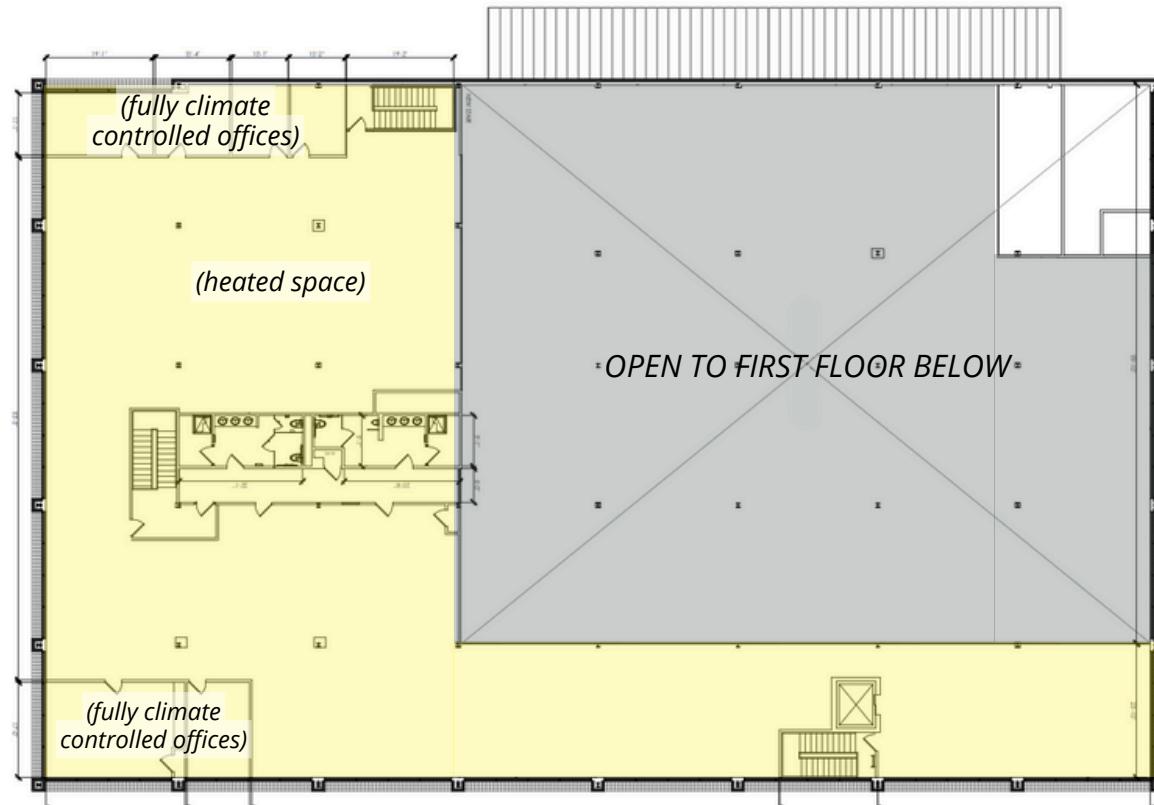


## FLOOR PLANS

**FIRST FLOOR**  
**26,546SF**

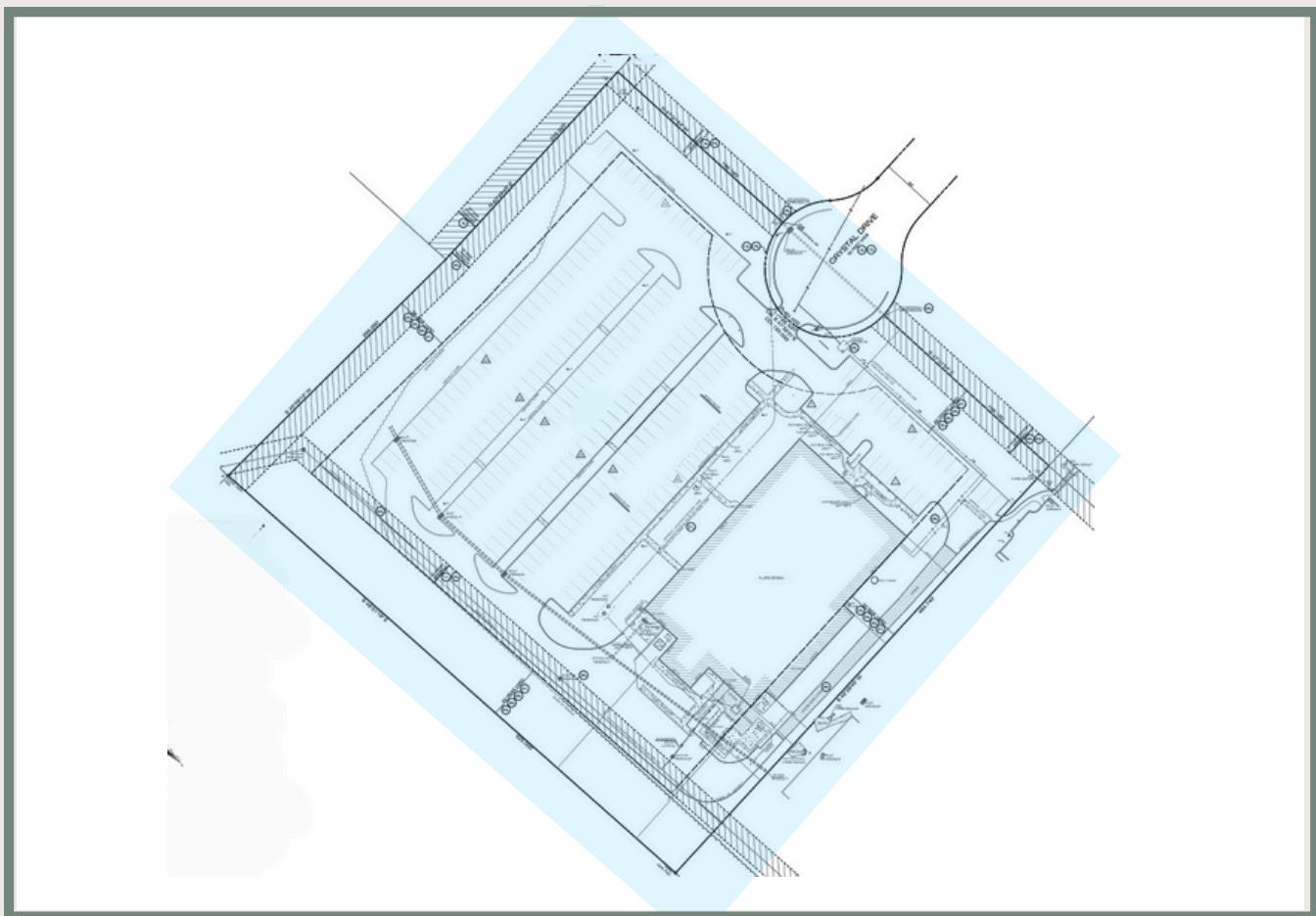


**PARTIAL**  
**SECOND**  
**FLOOR**  
**11,639 SF**





## SITE PLAN





## PROPERTY LOCATION

*Rare availability in Line Lexington Industrial Park, directly accessible from Route 309. Easily accessible to I-476, 5.5 miles from PA Turnpike. **FUTURE ACCESS TO 309 CONNECTOR***





## EXHIBIT: IMPROVEMENT/CONSTRUCTION PACKAGE

### BUDGET SUMMARY:

#### Sitework/Landscape

- Grading and seeding of grounds where exterior structure is shown to be demolished
- Site work allowance for proposed drive-in door access where exterior structure is shown to be demolished

#### Demolition

- Demolition per revised SK-1 & 2
- Removal of interior finishes at 1st and 2nd floor ceilings, floor finishes, partitions, column covers, casework and MEPS
- Removal of entire exterior structure attached to building
- Sawcut and remove concrete slab on grade and subgrade for new 24"x20 concrete piers to sit on top of existing footing
- Sawcut and remove 2nd floor concrete slab, metal deck and structural steel framing per revised plan
- Remove VCT tile in warehouse space. (See alternate for VCT adhesive removal option)
- Provide engineer demolition sequence plans (See alternate cost option)
- Provide demolition as needed for temporary bracing

#### Concrete

- Pour new concrete pier extensions and associated slab infills

#### Concrete Patching

- Patch concrete slab where needed in warehouse space

#### Masonry

- Patch/repair exterior wall as needed where exterior structure is shown to be demolished
- Cut and prepare opening in CMU wall for new drive-in door per revised SK-1/2

#### Steel

- Furnish & install structural steel columns and posts as indicated (need revised structural design)
- Field hung steel girts in exterior bays as required
- Furnish and install temporary bracing for demolition
- Furnish and install angle clips and associated steel as needed
- Provide column reinforcement as indicated
- Based on revised SK-1/2 plan:
- Reinforce (4) existing columns
- Reinforce (12) existing columns w/ plates
- Reinforce (24) existing connections
- (2) Bays 1" Rod X bracing
- (5) hss along column line 6
- (4) beams along column line A
- (6) steel hss posts
- Furnish and install (1) steel metal pan stair from 1st to 2nd floor, (2) landings, steel picket rails and handrails



## EXHIBIT: IMPROVEMENT/CONSTRUCTION PACKAGE

### Carpentry

- All carpentry items to accommodate revised SK-1/2 to include new walls, ceilings, and drywall patching as required from demolition on both floors
- New restroom (2) construction on first floor
- Provide patching of ceiling grid/tile for new partitions
- Install new doors and hardware as required
- Reinstall existing doors and hardware shown to be reused
- Tape and spackle all new partitions to be paint ready

### Joint Sealants

- Caulking at dissimilar materials as needed.

### Doors & Frames, and Hardware

- Furnish and install wood doors & hollow metal frames + hardware

### Overhead Doors

- Furnish and install new overhead door as indicated on SK-1

### Painting (Interior)

- Painting of interior side of existing warehouse walls along with new partition walls, doors and frames in warehouse space (excluding ceiling deck, duct and utilities)
- Paint all new partition walls on first and second floors
- Paint all offices that remain on second floor
- Paint all areas that are refinished from demolition
- Painting of exposed columns

### Painting (Exterior)

- Paint building exterior where structure is shown to be demolished and overhead door is to be installed

### Toilet Accessories

- Furnish and install all accessories for two new restrooms on first floor

### Sprinklers

- Prepare sealed drawings and calculations as necessary to submit for approval
- Utilize the existing sprinkler system to add or relocate heads to accommodate the new wall and
- Ceiling layout based on adequate water supply and drawings received
- All new sprinklers shall be brass uprights
- Rework piping on first floor around new 2 story clear area
- Assumes new ceilings on 2nd floor except in open to below area
- Assumes 1st floor to be open to deck except in existing offices. (no work in existing offices)
- Includes turning sprinklers up on 1st floor in new open to deck area
- Does not include a new fire pump – Design may require a new fire pump to upgrade the system for raised extended coverage (see alternate option for new fire pump allowance)



## EXHIBIT: IMPROVEMENT/CONSTRUCTION PACKAGE

### Plumbing

- Rerouting of water service to accommodate demolition and as shown on plans
- Rerouting of gas service to accommodate demolition and as shown on plans
- Rerouting of storm service to accommodate demolition and as shown on plans
- Furnish and install new plumbing as per plans
- Furnish and install all plumbing for two new restrooms
- Furnish and install all fixtures
- Furnish and install all sink lines
- Furnish and install all proper devices per revised plan

### Plumbing (Gas Option)

- Furnish and install new gas service, meter, and pipe into building

### HVAC (Gas Reznors)

- Furnish and install 3 gas Reznor heaters and associated piping
- Includes electrical installation

### HVAC (General Scope and Ductwork Alts.)

- Capping of existing chilled water lines as required for demo
- Furnish and install new duct and tie into existing
- Relocate existing VAVs as required
- Furnish and install GRDs
- Perform testing & balancing of AHS
- Reconnect chilled water lines to accommodate new layout
- Service systems & reconfigure HVAC distribution for all remaining first and second floor offices

### Electrical (Lighting Purchase)

- Purchase new LED high bay, low bay, and flat panel LEDs per revised SK-1/2 layout



VELOCITY VENTURES

The  
Flynn  
Company

**2800 CRYSTAL DRIVE**

38,185 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

## EXHIBIT: IMPROVEMENT/CONSTRUCTION PACKAGE

### Electrical (General Scope)

- Electrical Service Size – Main switch gear is 480 Volt 3 Phase, rated at 3,200 amps
- Safe off for demolition of existing electric (sub panels included)
- Provide temporary lighting for construction
- Provide temporary power for construction
- Install high bays with motion sensors in open warehouse area
- Install low bay fixtures in low ceiling warehouse area
- Install (4) 200 amp disconnects
- Install (2) 4/0 feeders
- Install (2) new 24" x 60" trough
- Install (16) wall occupancy sensors
- Install (20) ceiling occupancy sensors
- Install (42) 2x4 LED lights
- Install (14) Exit signs
- Install (28) Wall emergency packs
- Install (2) 50-ton HVAC feeders
- Install (1) 17-ton HVAC feeder
- Install (1) 5-ton HVAC feeder
- Install (41) New receptacles
- Install (38) New 120v circuits
- Install (1) 480v 400amp panel
- Install (16) GFCIs
- Install 2 new water heaters
- Install Exhaust fans
- Install (6) 277v circuits
- Install (2) 200-amp 3 phase panels 42 spaces
- Install panel in new electrical room
- Install new transformer in new electrical room
- Rework 2nd floor gear (if gear is in good shape)
- Rework TP feeder (if copper feeders)
- Rework HP 1 feeder
- Refeed existing exterior light circuits
- Includes relocation of main electrical room & equipment as required by future design

### Final Cleaning

- Post construction cleaning



VELOCITY VENTURES

The  
Flynn  
Company

**2800 CRYSTAL DRIVE**

38,185 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

## EXHIBIT: IMPROVEMENT/CONSTRUCTION PACKAGE

### Add Alternate Options -

- Provide engineered demo sequence
- Remove warehouse VCT adhesive (no grinding)
- Warehouse floor grinding
- Roofing - (As required for RTU replacements and new ventilation)
- Flooring – Furnish and install carpet tile on second floor and VCT for new restrooms
- Signage
- Fire Extinguishers
- Sprinklers – Upgrade piping in open area – required for storage over 12'
- Sprinklers - Install a new fire pump if required by future design to upgrade pipe in new open warehouse section)
- HVAC (RTU Replacements)
- Fire Alarm – Furnish and install new fire alarm panel and devices
- Architect - Architectural, MEP, and structural design
- Permits – Permit review fees and township approvals