

AVAILABLE

PRIME PHILADELPHIA INDUSTRIAL FACILITY WITH COLD STORAGE

15,000 PORTION OF 34,000 SQ. FT. BUILDING ON 3.85 ACRES



14001 Townsend Rd, Philadelphia, PA 19154 BYBERRY EAST - PHILADELPHIA INDUSTRIAL PARK

LOT SIZE: 3.85 +/- Acres

PARKING: Macadam paved parking

DESCRIPTION: Modern one (1) story industrial building.

SIZE OF BUILDING: 34,000 +/- SF

AVAILABLE SPACE: 15,000 +/- SF

AGE OF BUILDING: Built 2004.

CONSTRUCTION: Frame: Masonry and steel construction. **Walls:** Front and two (2) sides are fluted split face concrete block. Rear is painted concrete block. Floor: Assumed, but not verified, to be 6" concrete reinforced with 6" x 6" – 6/6 welded wire fabric on 6" crushed stone base.

FREEZER: 3,000 SF freezer (-20° F)

COOLER: 300 SF cooler (35° F)

WINDOWS: Anodized aluminum frames with 1" tinted insulated glass.

CEILING HEIGHT: Plant/Warehouse: 18'0" sloping to 19'3" clear under bar joist.

COLUMN SPACING: 38' x 40'

LOADING IN SPACE: Tailgate: Three (3) 8' x 8' insulated steel sectional loading doors with vision panels. **Drive In:** Two (2) 12' x 12' electrically operated steel sectional door with vision panels.

SPRINKLER: 100% wet system. The system is fed by Philadelphia Water Department via an 8" main.

INTERIOR LIGHTING: Plant/Warehouse: LED fixtures throughout.

Office: 2' x 4' recessed fluorescent fixtures.

EXTERIOR LIGHTING: Wall-mounted fixtures around perimeter of building.

ELECTRIC: 200 amp, 208-120 volt, 3 phase

DOMESTIC WATER: 1-1/2" line connected to a 12" main; service provided by Philadelphia Water Department.

SEWER SERVICE: 10" sanitary main and 21" storm main; service provided by Philadelphia Sewer Department.

GAS SERVICE: 1-1/4" line; service provided by Philadelphia Gas Works.

ZONING: I-1 Light Industrial

OPERATING EXPENSES: Taxes: \$0.86/SF, CAM: \$1.52/SF, U&O: \$0.74/SF - Non-profits and government agencies exempt.

SECURITY/FIRE PROTECTION: Fully wired for security protection and sprinkler monitoring.

MISCELLANEOUS: There is an approximate 287 SF breakroom with base cabinets and sink. Finishes include 18" x 18" ceramic tile floor, painted drywall and 2' x 4' acoustical ceiling tiles.



Industrial & Commercial Real Estate

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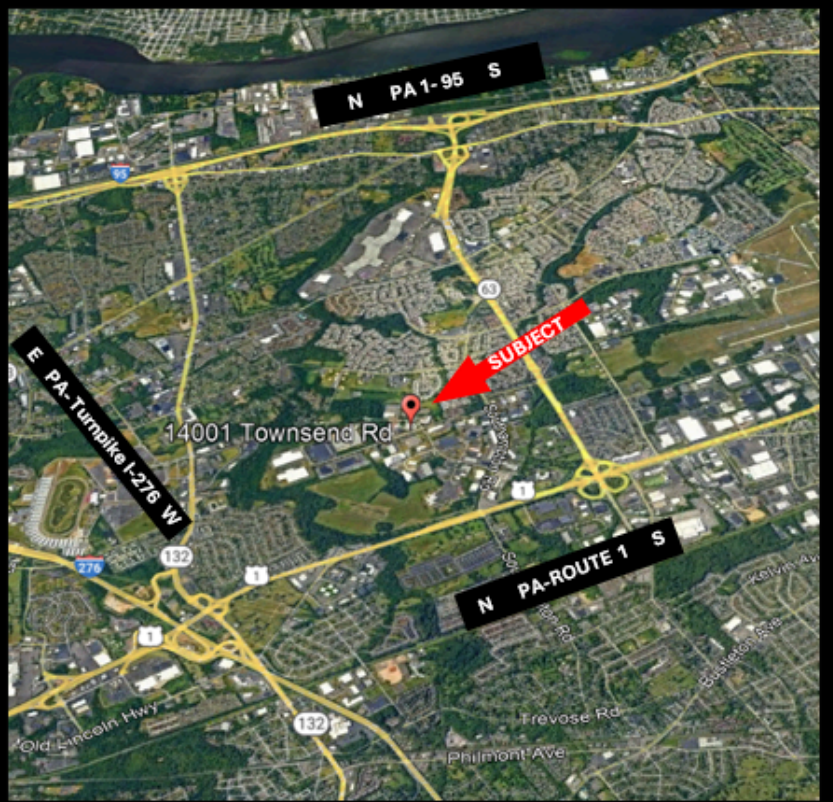
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Location: Strategically located a short distance east of Roosevelt Boulevard (Route 1), the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Interstate 95 and Woodhaven Road (Route 63) are only minutes from the property. Travel time to Center City Philadelphia is approx. twenty (20) minutes and New York City is approx. ninety (90) minutes.

Public Transportation: SEPTA Bus Routes 1, 14 and 84 offer service to the property. SEPTA Regional Rail West Trenton line offers service from West Trenton, NJ to Center City, Philadelphia and stops at the Somerton Train Station, a short distance from the property.

Airports: Philadelphia International (PHL) is twenty-five (25) minutes away, Northeast Philadelphia Airport (PNE) is ten (10) minutes away and Trenton-Mercer (TTN) is forty (40) minutes away.

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



Roddy

Industrial & Commercial Real Estate

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