

2000 HARTEL STREET

Levittown, Bucks County PA 19057

 FOR LEASE

 INDUSTRIAL

 10,000+/- SF



PROPERTY DESCRIPTION

Modern, free-standing, one-story, industrial facility demised into (3) 5,000 SF units. Unit A and Unit B available - Ideal for a lab/hi-tech user with lab equipment included. Landlord will air-condition the space and complete all improvements to suit. LOCATED IN THE BUCKS COUNTY ENTERPRISE ZONE.

PRICE REDUCED TO \$18.00 PSF MODIFIED GROSS.


PROPERTY HIGHLIGHTS

- Unit A: 5,000+/- SF of lab space
- Unit B: 5,000+/- SF with 1,000+/- SF of fully heated and cooled office area
- Loading: (1) drive-in door at grade
- Power: 200 amp/3-phase and 200 amp/single phase, 120/240/208 volt per unit (approximate)
- Restrooms: (2) with (1) toilet, (1) sink each
- HVAC: Shop area: Heated by suspended, gas-fired, forced hot air units

Building Size:	15,000+/- SF
Available:	10,000+/- SF - (2) 5,000+/- SF Units
Lot Size:	1.02+/- acres
Age of Building:	1987
Construction - Structure:	Steel columns and beams
Construction - Walls:	Split-face masonry block
Roof:	Built up over steel deck
Floor:	5" concrete; epoxy coating in lab area
Ceiling Height:	13'4" clear under bar joist
Water:	Provided by AQUA
Sewer:	Provided by Bristol Township
Fire Protection:	100% sprinklered wet system
Zoning:	M1 - Light Industrial

FOR MORE INFORMATION

Jeffrey Licht, SIOR

 215.396.2900 x101

 jeff.licht@naimertz.com


Jared Licht

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 jared.licht@naimertz.com

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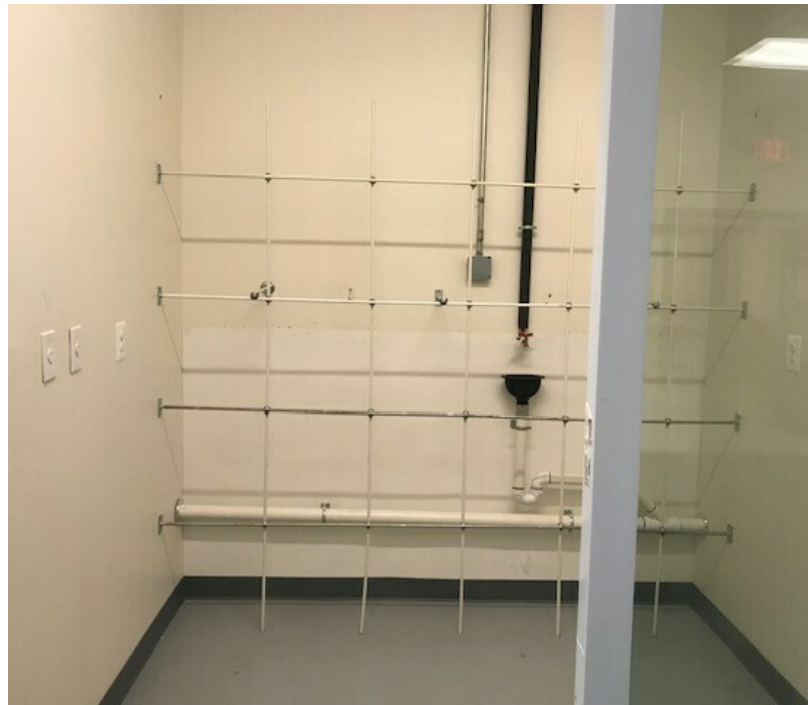
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Feasterville-Trevose, PA 19053
215-396-2900 | naimertz.com



2000 HARTEL STREET

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 UNIT A LAB



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 UNIT B LAB



UNIT B LAB EQUIPMENT:

14 fuming hoods:

- One 12'x12' walk-in hood
- Eight back to back center island hoods
(4) are 8' wide & (4) are 6' wide
- Three 8' hoods on side wall
- Two 4' hoods inside lab

Lab benches: 100+/- feet of lab benches with cabinets

Lab shelves: 50+/- feet of lab wall shelves

Power: (1) single-phase 110 volt/200 amp power
plus 3-phase 208 volt/200 amp electrical panel

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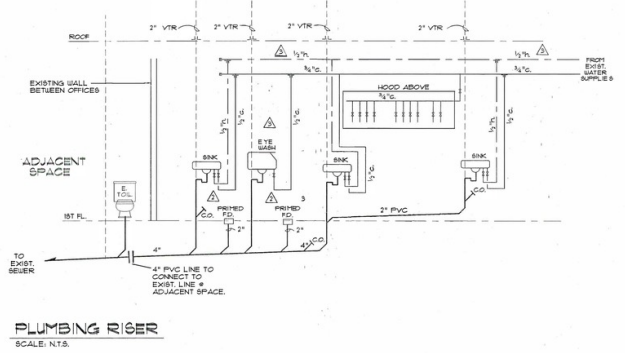
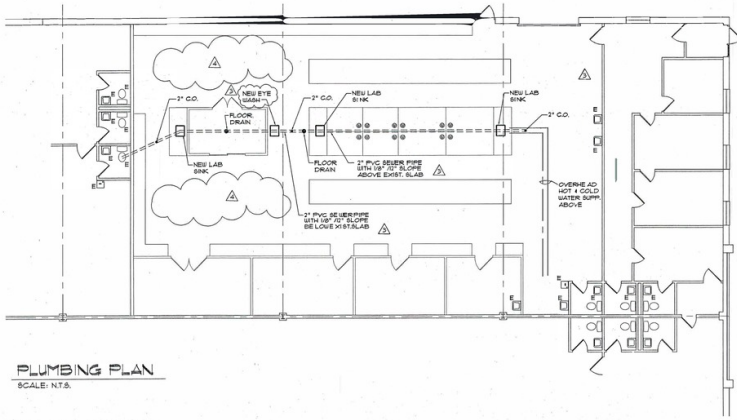
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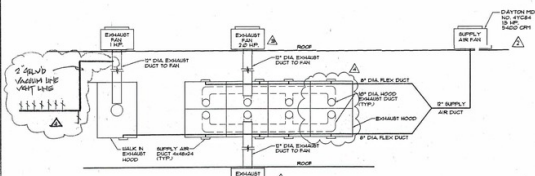
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 **FOR LEASE**
 **INDUSTRIAL**
 **UNIT B**

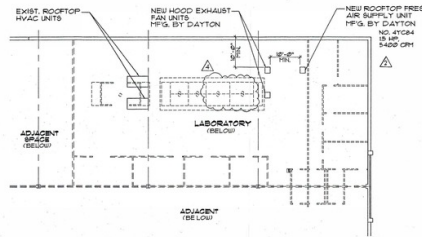


PLUMBING PLAN
SCALE: N.T.S.

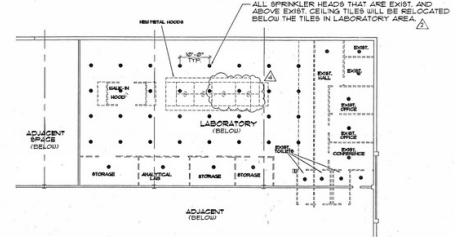
SYMBOLS LEGEND
 FLOOR DRAINS



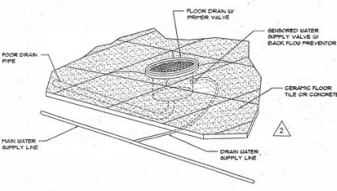
NEW EXHAUST HOOD VENTING SCHEMATIC
SCALE: N.T.S.



HVAC UNITS AT ROOF
SCALE: 1/8"=1'-0"



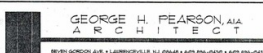
SPRINKLER HEAD LOCATIONS
SCALE: 1/8"=1'-0"





FLOOR DRAIN W/PRIMER DETAIL
SCALE: N.T.S.

NOTE:
FIVE TO TEN 55 GALLON DRUMS FOR FLAMMABLE CHEMICALS WILL BE STORED ON SITE. THE DRUMS WILL BE STORED IN METAL FLAMMABLE SOLVENT STORAGE CABINETS.

SEE ATTACHED 'JW KENNEDY' DRAWINGS FOR NEW HOOD, SPRINKLERS AND SYSTEM MONITORING EQUIPMENT.

GENERAL REVISION PER TYP. REQUEST	5/6/2025	 <p>GEORGE H. PEARSON, AIA, ARCHITECT <small>1875 GORDON AVE • LANCASTER, PA 17602 • 717-399-8222 • 485-936-4017 FAX</small></p>
DATE CHANGES	5/13/2025	
REVISION NUMBER	03/046	
REVISION DESCRIPTION	03/046	
PREPARED BY: <i>Handwritten signature</i> DATE: 03-04-25	CHECKED BY: <i>Handwritten signature</i> DATE: 03-04-25	NEW LABORATORY OCCUPANCY FOR TYGER SCIENTIFIC BLOCK 011, LOT 11, 2000 HARTEL ST. UNIT 'B' BRISTOL TOWNSHIP, PENNSYLVANIA
CORRECTION NO. 03-046	DRAWING TITLE PLANS	DRAWING NO. A-2


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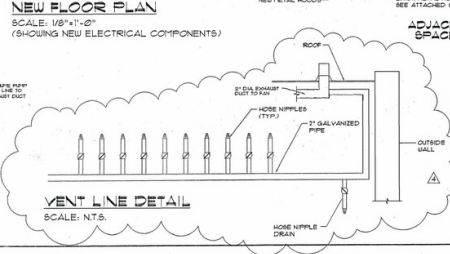
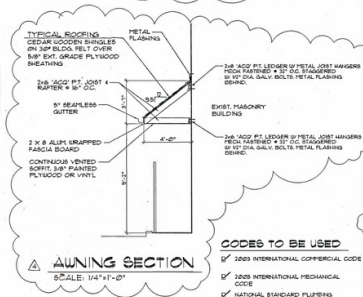
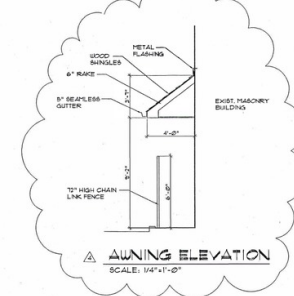
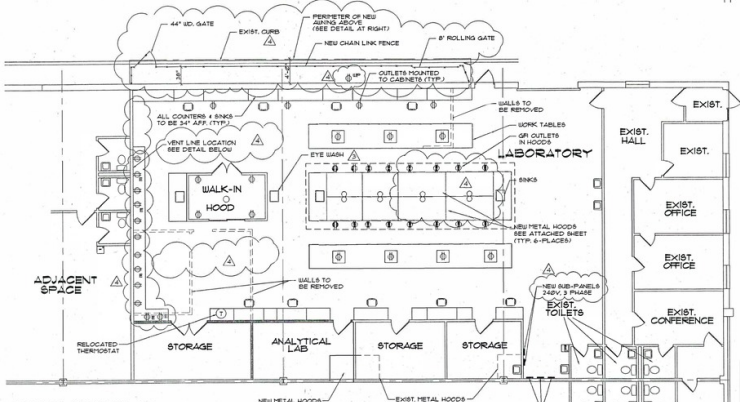
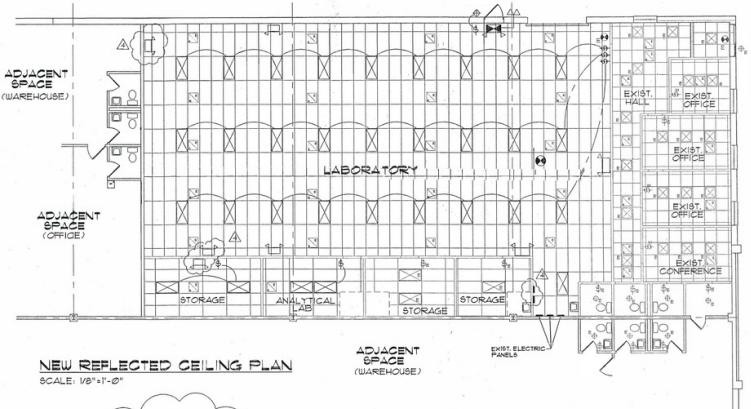
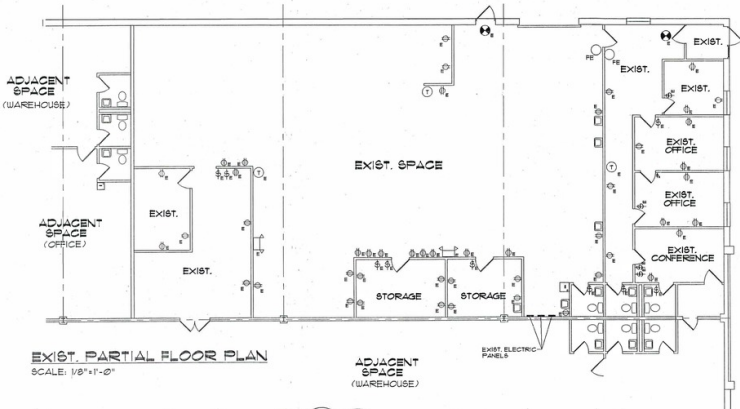
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FOR LEASE
INDUSTRIAL
UNIT B



SYMBOLS LEGEND		PLANS REVIEW INFORMATION	
	EXIST. DUPLEX OUTLET	DATE & VERSION OF DRAWING	TIGER SCIENTIFIC
	WATERPROOF GFCI OUTLET	PROJECT NUMBER & STREET	2000 HARTEL STREET (UNIT B) BRISTOL TWP, PENNSYLVANIA
	GFI OUTLET	BLDG. NUMBER	021
	EXIST. INCANDESCENT LIGHT	PERMITS/PLANS REVIEW	0
	EXIST. 2x4 FLOURESCENT LIGHT	USE GRANT CLASSIFICATION	B (LABORATORY & RESEARCH)
	EXIST. 2x2 FLOURESCENT LIGHT	CONTRACT TYPE	II
	NEW 3-WAY SWITCH	DESIGN LOADS	
	EXIST. THERMOSTAT	1ST FLOOR	50
	EXIST. EMERGENCY LIGHT	2ND FLOOR	50
	NEW EMERGENCY LIGHT	3RD FLOOR	50
	EXIST. EMERGENCY LIGHT	4TH FLOOR	50
	EXIST. EMERGENCY LIGHT	5TH FLOOR	50
	EXIST. EMERGENCY LIGHT	6TH FLOOR	50
	EXIST. EMERGENCY LIGHT	7TH FLOOR	50
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	EXIST. EMERGENCY LIGHT	100TH FLOOR	50

SEALED SET

1. ORIGINAL REVIEWED PER TWP. REQUEST DATED 3/18/2025

2. REVISED PER CITY OF TWP. REQUEST DATED 3/18/2025

3. REVISED PER CITY OF TWP. REQUEST DATED 3/18/2025

4. REVISED PER CITY OF TWP. REQUEST DATED 3/18/2025

CODES TO BE USED

- 2023 INTERNATIONAL MECHANICAL CODE
- 2023 INTERNATIONAL ELECTRICAL CODE
- NATIONAL STANDARD PLUMBING CODE/2023
- NATIONAL ELECTRICAL CODE/2023
- HPFA CODE

GEORGE H. PEARSON, AIA ARCHITECT

1000 BIRCHWOOD AVE., LEWISTON, PA 15140-1000 • 412-936-0200 • 412-936-0201 FAX

NEW LABORATORY OCCUPANCY FOR TYGER SCIENTIFIC
BLOCK 021, LOT#1, 2000 HARTEL ST. UNIT 'B'
BRISTOL TOWNSHIP, PENNSYLVANIA

CONTRIBUTOR NO. 03-046
DRAWING TITLE PLANS
DRAWING NO. A-1

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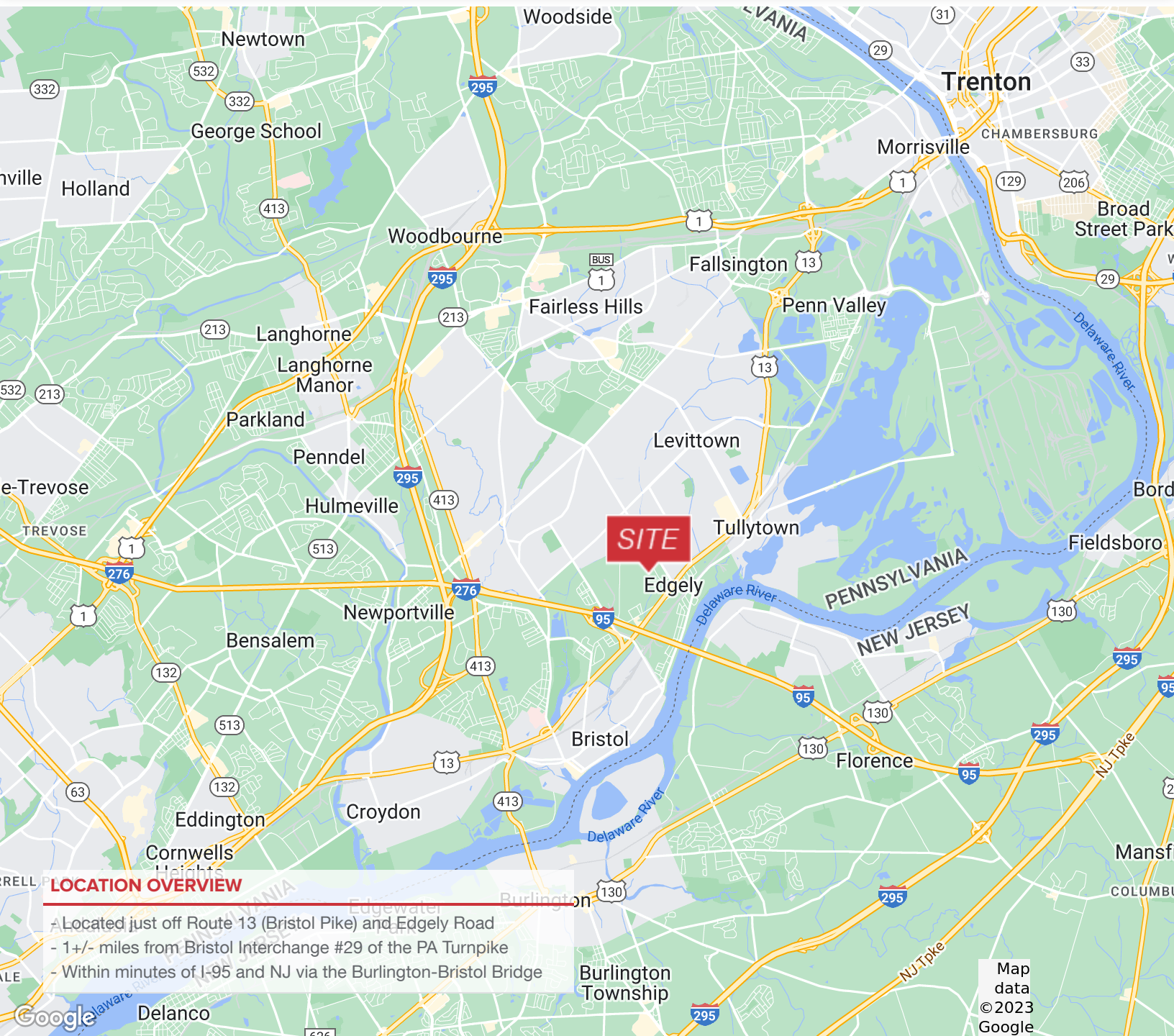
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