

221 LOWER MORRISVILLE ROAD

Fallsington, Falls Township, Bucks County, PA 19054



FOR SALE



INDUSTRIAL/INVESTMENT



16,000+/- SF



PROPERTY DESCRIPTION

Fully leased, one-story, multi-tenant, industrial/investment building currently configured into three units. Each unit is clear-span.

BUILDING SIZE: 16,000 SF +/- currently configured as follows:

Unit B – 4,000 SF +/-

Unit C – 8,000 SF +/- this section encompasses the former unit A

Unit D – 4,000 SF +/-

BUILDING DIMENSIONS: 100' x 160' +/-

Units B & D – 50' x 80'+/- each

Unit C – 50' x 160'+/-

LOT SIZE: 1.196 +/- acres

DATE CONSTRUCTED: 1971; extensive renovations completed in 2013

CONSTRUCTION:

Walls: Painted metal panels & steel framing

Structure: Steel bar joists & I-beams with concrete footings & foundation walls

Floor: 6" reinforced concrete slab over crushed stone base (assumed but not verified)

Roof: Built-up asphalt cover with insulation underneath over metal deck

OFFICE AREA:

Unit B – 390 SF +/-

Unit C – 300 SF +/-

Unit D – 144 SF +/-

PRODUCTION ROOMS: Unit D – 1,500 SF +/-

CEILING HEIGHT: 13'6" - 16'5" +/- to beam; 16' - 19'10" +/- to insulation

LOADING:

Unit B: One insulated drive-in door (14' x 10'+/- wide)

Unit C: Two drive-in doors (14' x 10'+/-) and one drive-in door (10'x10'+/-)

Unit D: Two tailgate docks accessed via exterior, covered platform and one drive-in door (12' x 10'+/- wide)

HVAC:

Shop Areas: Heated via suspended, Reznor, natural gas-fired, forced air units

Unit D: Temperature controlled production room; air-conditioned via three exterior, ground-mounted units (not currently utilized)

Office Areas: Most rooms air-conditioned via window and wall units. Same for production area in Unit D

ELECTRIC SERVICE:

Unit B – One 100 amp and one 150 amp panel/single-phase/120/240 volts

Unit C – Five 200 amp/240 volt/three-phase panels; one 400 amp/240 volt/three-phase panel; one 240 volt/single-phase panel (all details to be confirmed)

Unit D – Two 200 amp panels/single-phase/120/240 volts; two 200 amp switches

RESTROOMS:

Unit B - Two with one toilet/one sink each

Unit C - Four with one toilet/one sink each

Unit D - Two - one with one toilet/one urinal/one sink; one with one toilet/one sink

PARKING: 30+/- spaces plus lot area for truck staging and loading

WATER/SEWER: Municipal

ZONING: PIP – Planned Industrial Park

REAL ESTATE TAXES: \$14,142/\$0.88 PSF (2023)

LEASE/INCOME INFORMATION: Details to be provided upon execution of a Confidentiality Agreement.

ADDITIONAL FEATURES:

- Wall exhaust fans and suspended ceiling fans in shop area of both units

- Fire Alarm: Radionics fire control panels



FOR MORE INFORMATION

Jeffrey Licht, SIOR

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NAI Mertz

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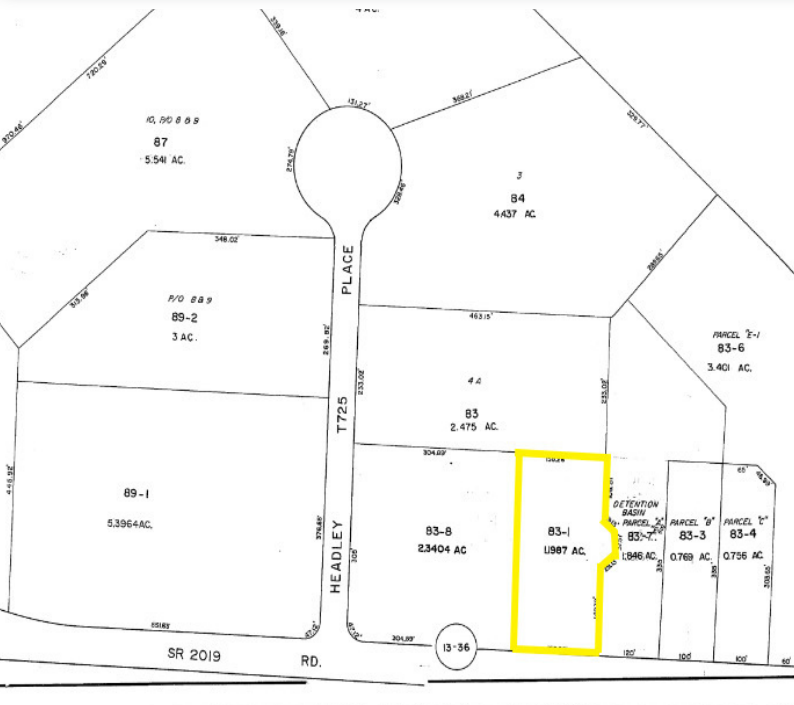
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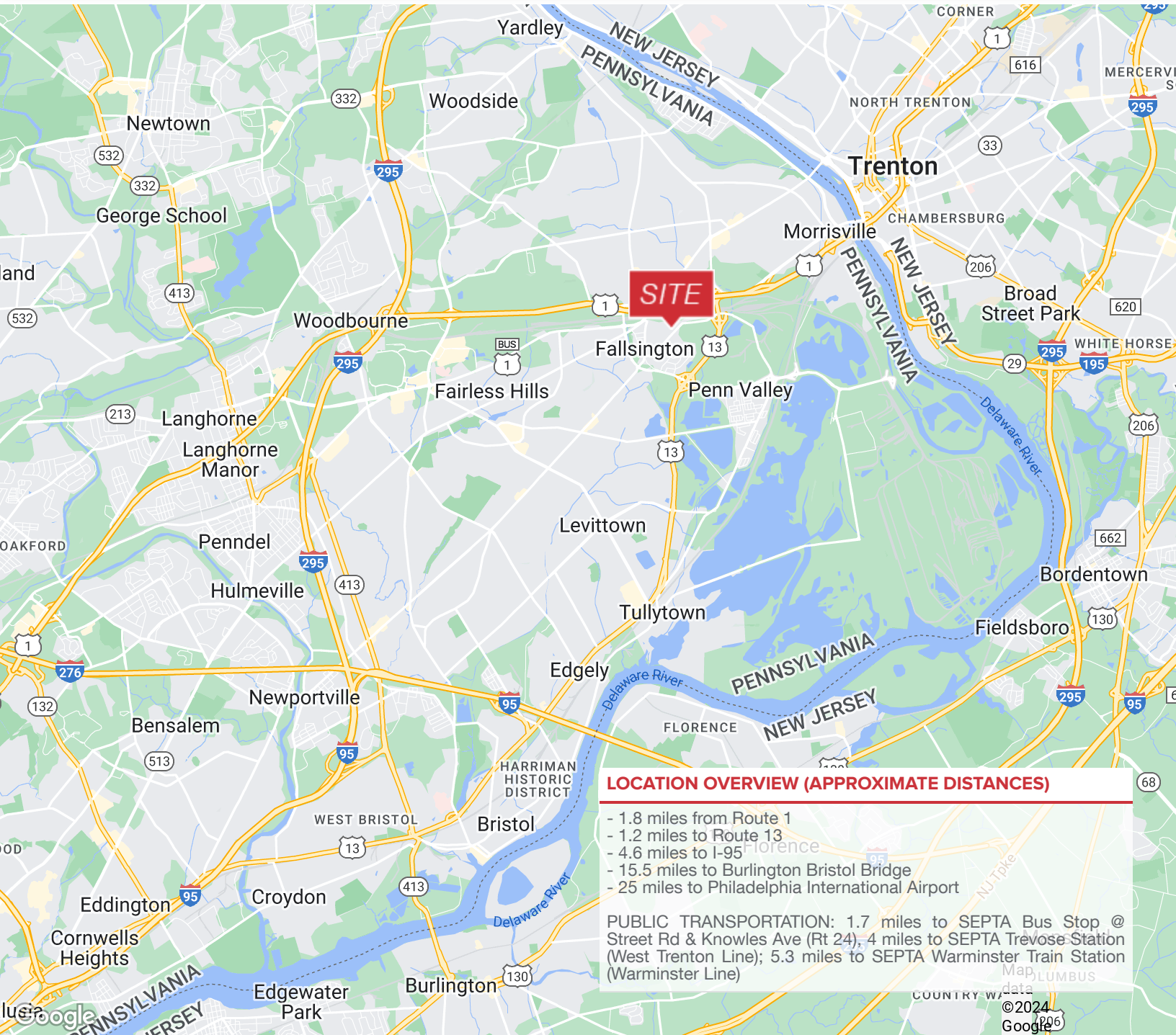
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LOCATION OVERVIEW (APPROXIMATE DISTANCES)

- 1.8 miles from Route 1
- 1.2 miles to Route 13
- 4.6 miles to I-95
- 15.5 miles to Burlington Bristol Bridge
- 25 miles to Philadelphia International Airport

PUBLIC TRANSPORTATION: 1.7 miles to SEPTA Bus Stop @ Street Rd & Knowles Ave (Rt 24), 4 miles to SEPTA Trevose Station (West Trenton Line); 5.3 miles to SEPTA Warminster Train Station (Warminster Line)

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