

**SALE OR LEASE**

# PRIME PHILADELPHIA CRANE-SERVED FACILITY

**34,633 SQUARE FEET ON 3.74 ACRES**



**10094 Sandmeyer Lane, Red Lion Industrial District  
Philadelphia Industrial Park, Philadelphia, PA 19116**

**Financing: 100% financing available to a qualified buyer, 70% could be at a 2.25% interest rate fixed for fifteen (15) years and 30% could be at a 2.54% interest rate for twenty (20) years.**

**LOT SIZE:** Approx. 3.74 acres.

**DESCRIPTION:** One-story, modern, warehouse/manufacturing facility.

**SIZE OF BUILDING:** Approx. 34,633 sq. ft. **Total Office:** Approx. 3,258 sq. ft. **Total Plant/Warehouse:** Approx. 31,375 sq. ft. **Unit 1:** Approx. 16,795 sq. ft. **Office:** Approx. 1,620 sq. ft. **Plant/Warehouse:** Approx. 15,175 sq. ft.

**Unit 2:** Approx. 17,838 sq. ft. **Office:** Approx. 1,638 sq. ft. **Plant/Warehouse:** Approx. 16,200 sq. ft.

**PARKING:** Site is virtually 100% paved providing extensive parking.

**AGE OF BUILDING:** **Unit 1:** Constructed in 1983; **Unit 2:** Constructed in 1988.

**CONSTRUCTION:** **Walls:** Front and side walls are split-face block; rear wall is exposed concrete block. **Floors:** Assumed, but not verified, to be 6" concrete slab with 6" x 6" 6/6 welded wire fabric. **Roof:** GenFlex Roofing TPO white reinforced roof membrane system having interior roof drains. Warranty in effect through August 2015.

**CEILING HEIGHT:** 18'6" sloping to 18'0" to the underside of bar joist

**LOADING:** **Drive-In: Unit 1:** Four (4) electrically operated doors measuring 14' x 14' providing drive-thru service; two (2) doors have floor drains immediately inside the doors. **Unit 2:** Four (4) electrically operated doors measuring 14' x 14' providing drive-thru service; all doors have floor drains immediately inside the doors. Three (3) additional electrically operated doors measuring 14' x 14' providing access to the rear appendage.

**COLUMN SPACING:** 30' x 49'

**CRANES:** **Unit 1:** Two (2) 2-ton capacity monorail systems having a travel distance of 150' and 12'4" clear under hook. Two (2) 1/2-ton capacity jib cranes. **Unit 2:** Two (2) 2-ton capacity monorail systems having a travel distance of 150' and 12'4" clear under hook. One (1) 1/2-ton capacity jib crane. One (1) 2-ton capacity bridge crane having a 20' span, 40' travel distance and 14' clear under the hook. **Exterior Crane Runway:** Two (2) 2-ton capacity bridge cranes having a 32' span, 304' travel distance and 15'10" clear under hook.

**HVAC: Office: Unit 1:** One (1) 5 ton Trane natural gas fired rooftop package unit; installed 2000. **Unit 2:** One (1) 5 ton York natural gas fired rooftop package unit; installed 2007. **Plant/Warehouse: Unit 1:** Self-contained natural gas fired blower units; four (4) electrically powered roof exhaust fans. **Unit 2:** Self-contained natural gas radiant unit heaters; two (2) electrically powered roof exhaust fans.

**OFFICE AREA: Unit 1:** 1,620 sq. ft. divided into three (3) private offices and one (1) general office area. Finishes include 2' x 4' acoustical ceiling tiles with 2' x 4' fluorescent lighting, painted drywall and carpeted floors. **Unit 2:** 1,638 sq. ft. divided into one (1) lobby, one (1) bullpen area and one (1) plant break room. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted drywall and carpeted floors.

**ELECTRICAL SERVICE:** 800 amp 120/240 volt 3 phase 5 wire service provided by PECO.

**INTERIOR LIGHTING: Unit 1:** Twin tube fluorescent with reflectors.

**Unit 2:** T-5 fluorescent.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

**WATER:** 3/4" line supplied by a 12" main; service provided by Philadelphia Water & Sewer Department.

**SEWER SERVICE:** 10" sanitary main, 42" storm water main; service provided by Philadelphia Water & Sewer Department.

**GAS:** 1-1/2" high pressure service provided by Philadelphia Gas Works.

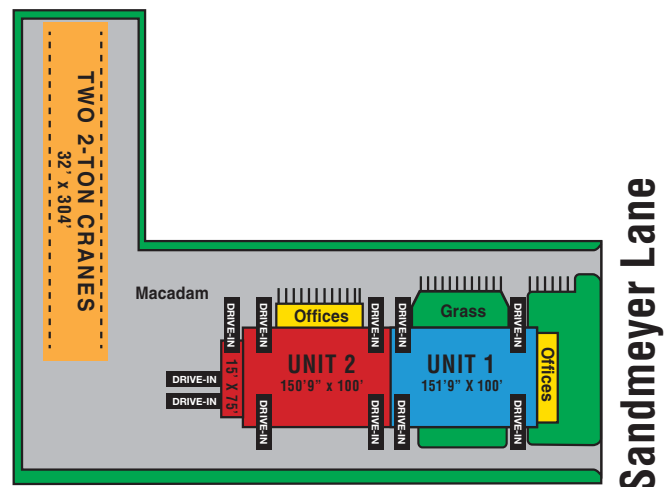
**SECURITY:** Building is wired for security protection. System is monitored by Warrington Alarm at an annual cost of \$936.

**ASSESSMENT:** \$300,800 (2012)

**TAXES:** 2012: \$28,371.45 (\$0.85/SF)

**ZONING:** G-2, Industrial.

## SITE PLAN



NOTE: Plan is not to scale



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## LOCATION

Superbly located just northwest of US Route 1 (Roosevelt Boulevard) and Red Lion Road, the property offers convenient access to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63, Interstate 95 and bridges to New Jersey. The property is just twenty-eight (28) minutes from metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.

## AIRPORT

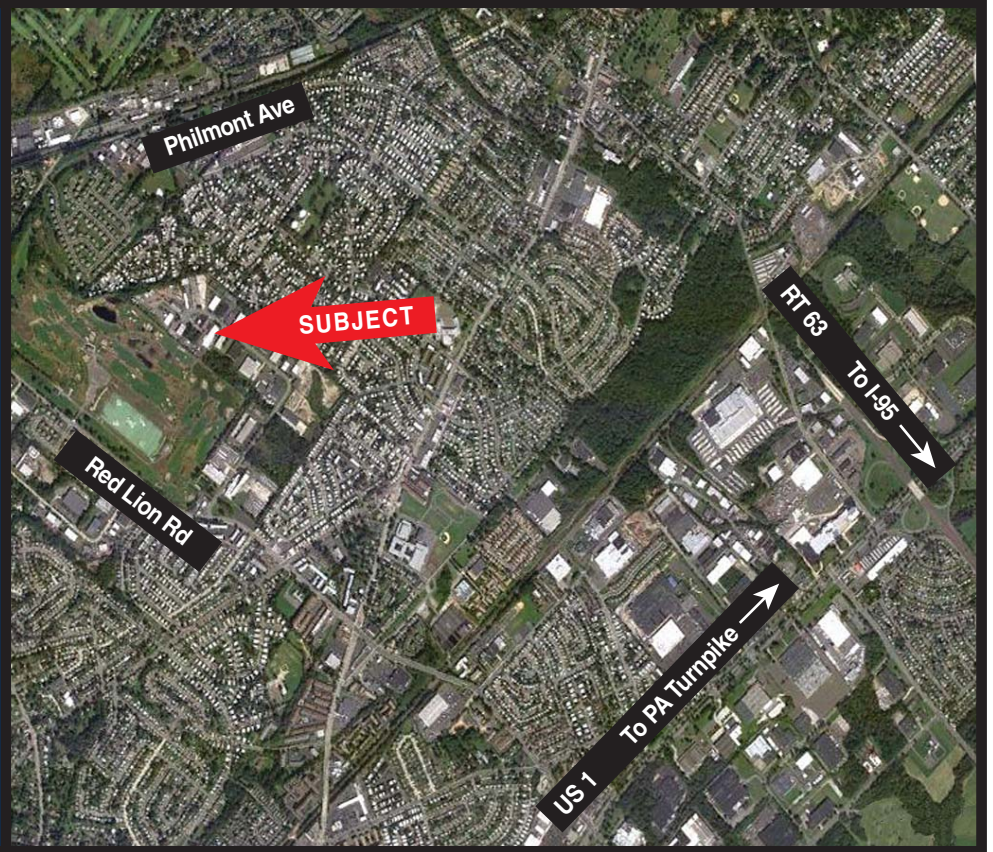
Philadelphia International Airport is forty (40) minutes away and Northeast Philadelphia Airport is ten (10) minutes away.

## HOTELS

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

## PUBLIC TRANSPORTATION

SEPTA Regional Rail's Market-Frankford Line offers service from the 69th Street Transportation Center to the Frankford Transportation Center. SEPTA Bus 67 offers service from the Frankford Transportation Center to Franklin Mills Mall stopping at the property.



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