

SALE or LEASE • WILL DIVIDE

PRIME NORTHEAST PHILADELPHIA LOCATION

ADJACENT TO US 1, ROUTE 63, I-95, PA TURNPIKE & NJ BRIDGES

242-246 Geiger Road, Red Lion South Industrial District
Philadelphia Industrial Park, Philadelphia, PA 19115

Financing: 100% financing available to a qualified buyer, 70% could be at a 3.25% interest rate for fifteen (15) years and the balance could be at a 2.70% interest rate for twenty (20) years.

LOT SIZE: Approx. 2.007 acres.

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

SIZE OF BUILDING: Approx. 30,700 sq. ft. **Office:** Approx. 3,400 sq. ft. **Plant/Warehouse:** Approx. 27,300 sq. ft. **Unit 1:** Approx. 14,400 sq. ft.

Office: Approx. 2,400 sq. ft. **Plant/Warehouse:** Approx. 12,000 sq. ft.

Unit 2: Approx. 16,300 sq. ft. **Office:** Approx. 1,000 sq. ft.

Plant/Warehouse: Approx. 15,300 sq. ft.

PARKING: Approx. eighteen (18) macadam paved automobile spaces.

AGE OF BUILDING: **Unit 1:** Constructed in 1985; **Unit 2:** Constructed in 1987.

CONSTRUCTION: **Walls:** Front and side walls are split-face block with concrete block foundation walls; rear wall is exposed concrete block. **Floors:** Assumed, but not verified, to be 6" reinforced concrete slab with woven wire mesh poured on a layer of crushed stone. **Roof:** 3-ply built up roof over rigid insulation on 1-1/2", 22 gauge metal deck welded to top chords of steel joists.

CEILING HEIGHT: **Unit 1:** 16'2" sloping to 15'5" to the underside of bar joist. **Unit 2:** 20'3" sloping to 19'0" to the underside of bar joist.

LOADING: **Tailgate:** **Unit 1:** Three (3) docks with 8' x 8' electrically operated steel sectional doors; two (2) doors have edge of dock levelers and one (1) door is van height. **Unit 2:** Two (2) docks with 8' x 10' electrically operated steel sectional doors with electrically operated Serco load levelers. All doors are canopy covered with fluorescent lighting. **Drive-In:** **Unit 2:** One (1) 14' x 14' electrically operated steel sectional door.

COLUMN SPACING: **Unit 1:** 35' x 40' **Unit 2:** 30' x 40'

INTERIOR LIGHTING: Twin tube fluorescent.

EXTERIOR LIGHTING: Wall mounted mercury vapor fixtures.

HVAC: **Office:** **Unit 1:** One (1) 7-1/2 ton natural gas fired rooftop package unit. **Unit 2:** Heated and cooled by natural gas fired combination unit. **Plant/Warehouse:** **Unit 1:** Natural gas radiant heat throughout. **Unit 2:** Self-contained natural gas fired blower units supplemented by natural gas radiant heat.

OFFICES: **Unit 1:** 2,400 sq. ft. divided into six (6) private offices, one (1) conference room, one (1) executive office, one (1) bullpen area and one (1) kitchen area. Finishes include 2' x 2' acoustical ceiling tiles with 2' x 4' fluorescent lighting, painted drywall and a mix of vinyl composition tile, hardwood and carpeted floors. **Unit 2:** 1,000 sq. ft. divided into three (3) private offices and one (1) bullpen area. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted drywall and a mix of vinyl composition tile and carpeted floors.

TOILET FACILITIES: **Office:** **Unit 1:** Two (2) facilities each having one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles, fluorescent lighting, ceramic tile floors and painted drywall with a wainscot of ceramic tile. **Unit 2:** One (1) facility having one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, vinyl composition tile flooring and painted drywall. **Plant/Warehouse:** **Unit 1:** One male (1) facility having one (1) urinal, one (1) water closet and one (1) lavatory and one female (1) facility having one (1) water closet and one (1) slop sink. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting, vinyl composition tile flooring and painted block. **Unit 2:** One (1) facility having one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, vinyl composition tile flooring and painted drywall.

ELECTRICAL SERVICE: 200 amp 120/208 volt 3 phase provided by PECO.

SECURITY: Building is wired for security protection.

WATER: 2" line supplied by a 8" main; service provided by Philadelphia Water & Sewer Department.

SEWER: 10" sanitary main, 36" storm water main; service provided by Philadelphia Water & Sewer Department.

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

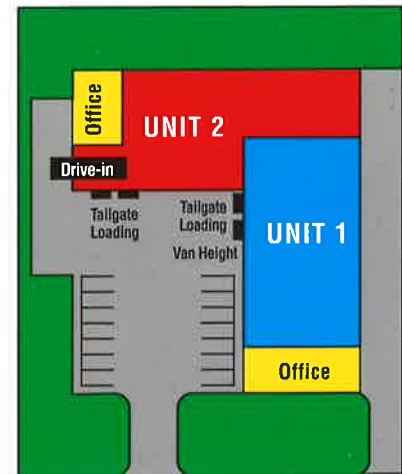
ASSESSMENT: \$1,467,400 (2015)

TAXES: 2015: \$19,633.16 (\$0.64/SF)

ZONING: I-2 Industrial District.

SITE PLAN

NOTE: Plan is not to scale



Geiger Road



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LOCATION

Situated in Northeast Philadelphia offering excellent access to major transportation routes. Route 1 (Roosevelt Boulevard), I-276 (Pennsylvania Turnpike Interchange 28), I-95 (Delaware Expressway), Route 63 (Woodhaven Road). Access to New Jersey via the Tacony-Palmyra, Betsy Ross, Burlington-Bristol and Turnpike Bridges.

AIRPORT

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

HOTELS

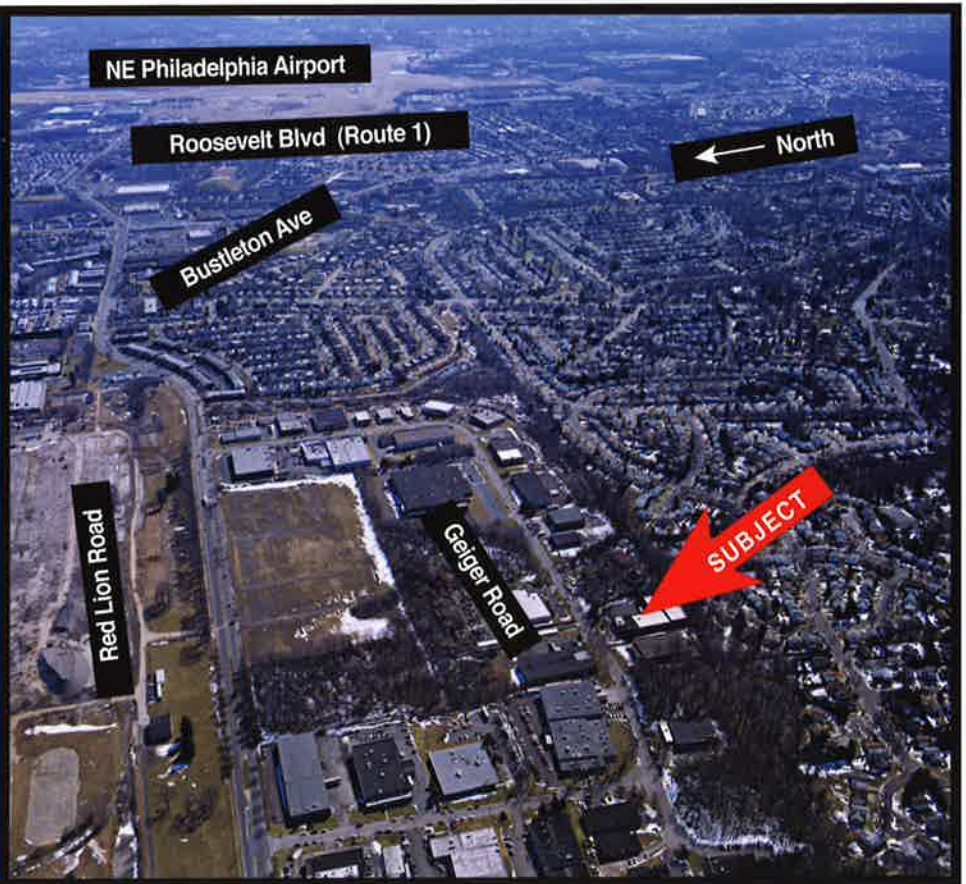
Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION

SEPTA Bus Route #67 stops on Geiger Road, originating at the Frankford Transportation Center.

MISCELLANEOUS

Unit 1: 2,400 square foot mezzanine of which 1,000 square feet is centrally air conditioned.
Unit 2: 10' x 12' shipper's office



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