

AVAILABLE | WILL DIVIDE

PRIME NORTHEAST PHILADELPHIA LOCATION

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

Ideal Manufacturing/Distribution Facility With 10-Ton & 2-Ton Crane Service



275-299 Geiger Road, Red Lion South Industrial District, Philadelphia Industrial Park, Philadelphia, PA 19115

LOT SIZE: Approx. 8.0 acres.

PARKING: One hundred two (102) macadam-paved automobile spaces, expandable.

DESCRIPTION: Modern one (1) story manufacturing and distribution facility.

SIZE OF BUILDING: Approx. 89,500 sq. ft. **Office:** Approx. 12,100 sq. ft.

Plant/Warehouse: Approx. 77,400 sq. ft.

AGE OF BUILDING: Constructed in 1979.

CONSTRUCTION: **Office:** Split face block on three (3) sides.

Plant/Warehouse: 12" concrete block and insulated metal panel construction.

FLOOR: **Office:** Assumed but not verified to be 4" concrete slab on grade over crushed stone. **Plant/Warehouse:** Assumed but not verified to be 6" concrete slab reinforced with 6" x 6" 8/8 wire mesh.

ROOF: Built-up roofing system over 2" rigid insulation on 1.5" 22-gauge metal deck.

CEILING HEIGHT: **Office:** Approx. 9' clear. **Plant/Warehouse:** Approx. 22'7" sloping to 21'8" clear.

COLUMN SPACING: Mostly 40' x 45'.

LOADING: **Tailgate:** *West Elevation:* Six (6) docks with 8' x 10' electrically-operated steel roll-up doors, all having edge-of-dock levelers, interior bollards and dock seals. 20' x 20' loading platform with access to building via one (1) 12' x 14' manually-operated metal overhead door. *Rear Elevation:* Four (4) docks with 10' x 10' manually-operated metal overhead doors. 15' x 100' covered loading platform with access to building via two (2) 10' x 10' manually-operated metal overhead doors. **Drive-In:** *West Elevation:* One (1) 14' x 16' electrically-operated metal roll-up door. *East Elevation:* Three (3) doors—two (2) 12' x 14' manually-operated metal overhead doors and one (1) 14' x 16' electrically-operated metal roll-up door—all having exterior steel bollards.

CRANES: One (1) 10-ton "Philadelphia Tramrail" pendant-operated crane having a 45' span, 320' travel distance and approx. 16' clearance under hook. One (1) 2-ton bridge crane having a 22' span, 210' travel distance and approx. 16' clearance under hook.

SPRINKLER: 100% wet system via a 6" main. Serviced by Philadelphia Water & Sewer Dept.

HVAC: **Office:** Centrally heated and air conditioned by a 10-ton natural gas-fired rooftop package unit. Perimeter hot water heat supplied by "Weil McLain" gas-fired boiler.

Plant/Warehouse: Self-contained natural gas-fired "Reznor" unit heaters supplemented by natural gas-fired ceiling-suspended radiant infrared units. Ceiling-mounted electrically-powered vents throughout.

INTERIOR LIGHTING: **Office:** 2' x 4' lay-in fluorescent fixtures.

Plant/Warehouse: T8 fluorescent fixtures and 200-watt metal halide fixtures.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 13,200 volt high-tension service. One (1) 750 KVA transformer supplying 1200 amp, 480/277 volt, 3 phase 3 wire service. Four (4) runs of bus duct distribution throughout. Serviced by PECO Energy.

WATER: 2" line connecting to 8" main; serviced by Philadelphia Water & Sewer Dept.

SEWER: 10" sanitary, 36" storm main; serviced by Philadelphia Water & Sewer Dept.

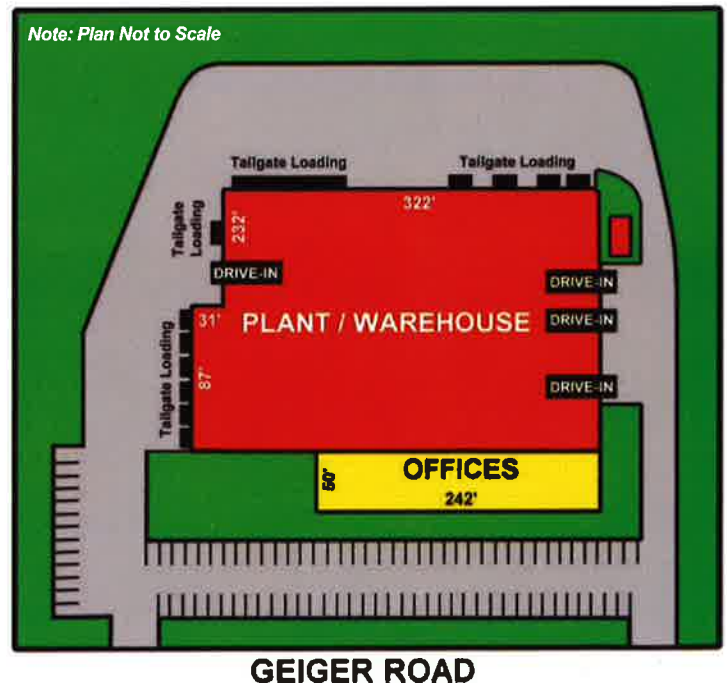
GAS: 2" line, high pressure; serviced by Philadelphia Gas Works.

ZONING: I-2 Medium Industrial.

ASSESSMENT: \$2,600,000 (2014)

REAL ESTATE TAXES: \$34,840 or \$0.39 per sq. ft. (2014)

SITE PLAN




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LOCATION:

Situated in Northeast Philadelphia, the property offers excellent access to major transportation routes such as Route 1/Roosevelt Blvd, I-276/PA Turnpike, I-95/Delaware Expy, Route 63/Woodhaven Rd and access to New Jersey via the Tacony-Palmyra, Betsy Ross, Burlington-Bristol and Turnpike bridges.

PUBLIC TRANSPORTATION:

SEPTA Bus #67, which originates at the Frankford Terminal, stops on Geiger Rd.

AIRPORT:

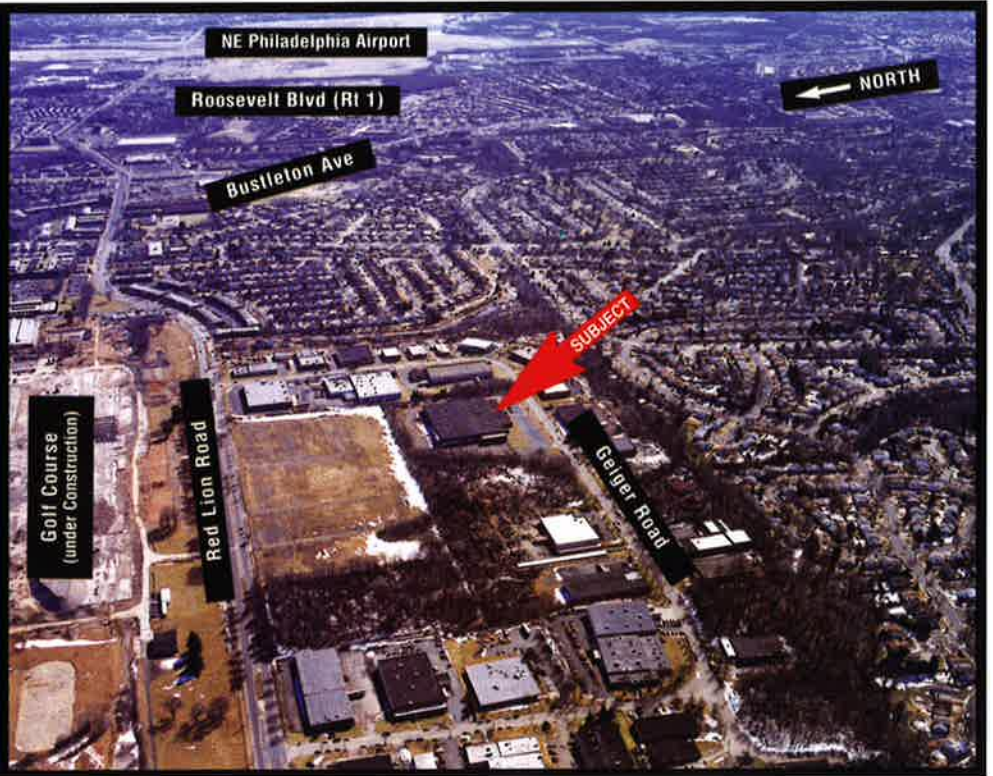
Philadelphia International is within forty (40) minutes. Northeast Philadelphia is within fifteen (15) minutes.

HOTELS:

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

MISCELLANEOUS:

- Mezzanine Storage Area - Approx. 900 sq. ft. (not included in overall sq. ft.)
- Storage Building - Approx. 15' x 30' detached concrete block building.
- Approx. 5,000 sq. ft. air-conditioned room in plant.



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