

# PRIME AIR-CONDITIONED SOUTH JERSEY FACILITY

132,233 SQUARE FEET ON 5.75 ACRES



1665 John Tipton Boulevard, Pennsauken Industrial Park, Pennsauken, New Jersey

**LOT SIZE:** Approximately 5.75 acres.

**DESCRIPTION:** Modern one (1) story masonry and steel building.

**SIZE OF BUILDING:** *Approximately:* 132,233 sq. ft.

**Main Office Area:** Approximately 2,940 sq. ft.

**Mezzanine Level Office:** Approximately 2,719 square feet (Not included in overall building square footage).

**Plant/Warehouse Area:** Approximately 129,293 sq. ft.

**PARKING:** Macadam paved lot for approximately one hundred sixty-four (164) automobiles.

**AGE OF BUILDING:** Original construction approximately 1973 with several more recent additions.

**COLUMN SPACING:** 34' x 30', 40' x 40', 42' x 34', 40' x 49', and 35' x 51'.

**ROOF:** Rubber membrane roofing system.

**CONSTRUCTION: Walls:** Masonry and steel construction. Exterior walls are mostly painted concrete block with metal panel along the roofline. The office elevation is painted brick. **Floors:** Assumed but not verified to be 6" reinforced concrete.

**CEILING HEIGHT:** Ceiling heights range from approximately 25' to approximately 15'10" clear under bar joist.

**LOADING:** Fourteen (14) tailgate doors in total. **John Tipton Boulevard Elevation:** Three (3) 8' x 10' insulated steel sectional doors each outfitted with Kelly hydraulic levelers, dock locks, dock lights and air curtains. One (1) wood sectional door measures 10' x 10'. **Suckle Highway Elevation:** Five (5) 10' x 10' insulated steel sectional doors with air curtains; three (3) of which feature mechanically operated levelers. Four (4) 10' x 9' insulated steel sectional doors each with mechanical levelers, dock locks, dock lights and air curtains. One (1) 8' x 9' insulated steel sectional door.

**SPRINKLER SYSTEM:** Fully sprinklered via a wet system. System is fed via two (2) risers. One (1) 8" riser is located on the John Tipton Boulevard elevation and one (1) 10" riser is located on the Suckle Highway elevation.

**HVAC: Office Area:** Heated and cooled by one (1) natural gas fired 10 ton York package unit. There is one (1) additional Rheem split system servicing the office area. **Plant/Warehouse Area:** Fully heated by natural gas fired blower units. Air conditioned throughout with the exception of approximately 22,216 square feet. Cooling is provided by York roof top mounted systems.

**OFFICE AREA:** Approximately 2,940 square feet containing seven (7) private offices, two (2) conference rooms and a small kitchen/break room area. Finishes include carpet, vinyl wrapped drywall and 2' x 4' acoustical ceiling tiles. There are additional mezzanine level offices totaling approximately 2,719 square feet. (Not included in overall building square footage). Finishes include painted drywall, carpet and 2' x 4' acoustical ceiling tiles. There is an area directly adjacent to the main office area of approximately 4,087 SF currently used as an art department which can easily be converted to offices. The area is finished with vinyl composition floor tiles, painted drywall, and 2' x 4' acoustical ceiling tiles.

**ELECTRICAL SERVICE:** 2,000 KVA PSE&G owned transformer providing 3,000 amp, 480/277 volt service. Service is provided by Public Service Electric & Gas.

**INTERIOR LIGHTING:** Mostly fluorescent fixtures.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

**SEWER SERVICE:** 8" main serviced by Pennsauken Sewerage Authority.

**WATER SERVICE:** Property is served by two (2) water meters. One is located on the John Tipton Boulevard Elevation, the other on the Suckle Highway Elevation. Service is provided by Merchantville-Pennsauken Water Commission.

**GAS SERVICE:** The property is served by two (2) gas meters. One is located on the John Tipton Boulevard Elevation, and the other on the Suckle Highway Elevation. Service provided by Public Service Electric & Gas.

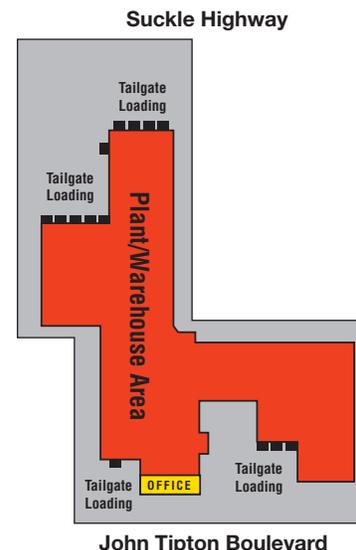
**ZONING:** L-I, Limited Industrial District.

**ASSESSMENT:** \$1,900,000 (2011)

**REAL ESTATE TAXES:** \$95,680 or \$0.72 PSF (2011)

## S I T E P L A N

Note: plan is not to scale



Industrial & Commercial Realtors

Glenview Corporate Center  
3220 Tillman Drive, Suite 112  
Bensalem, PA 19020-2028  
Ph: (215) 245-2600, Fax: (215) 245-2670  
email: realestate@roddyinc.com  
website: www.roddyinc.com

**Call for further information or visit this property and others on our website at [www.roddyinc.com](http://www.roddyinc.com)**

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

**LOCATION**

Superbly located off Route 130 at the foot of the Betsy Ross Bridge. The property offers easy access to Route 73, Route 70, Route 38, Interstate 295, Interstate 95 and the Ben Franklin Bridge to Philadelphia.

**PUBLIC TRANSPORTATION**

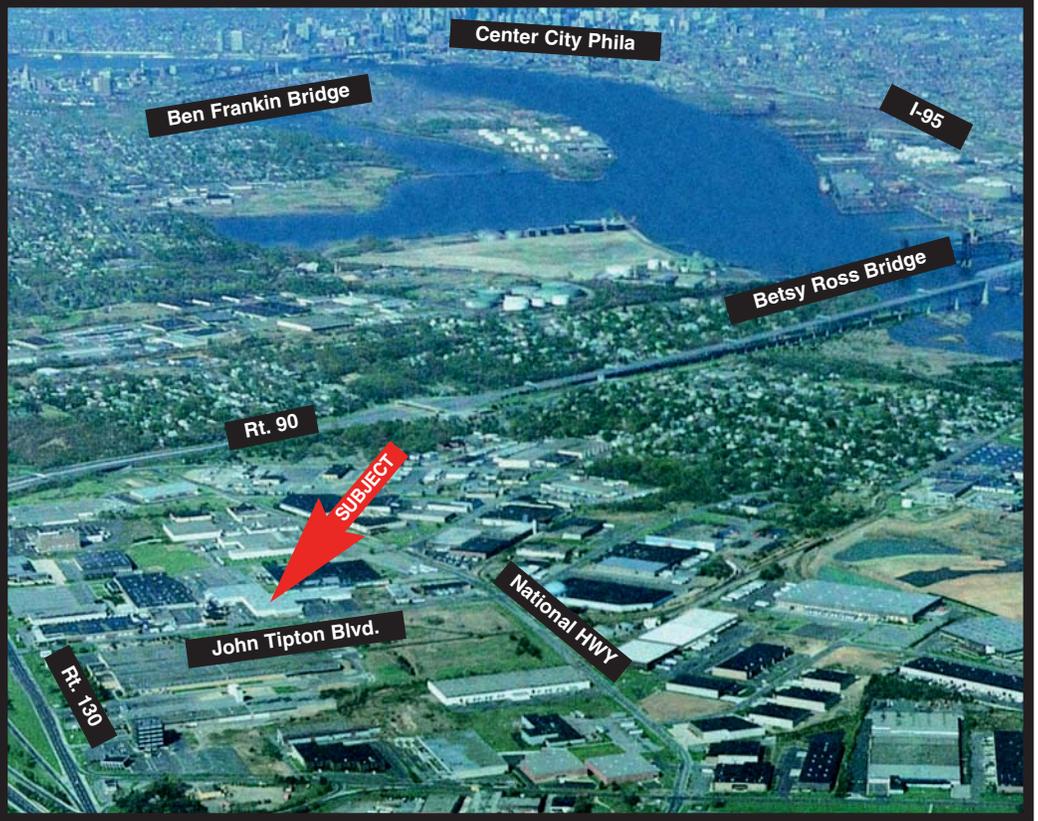
NJ Transit Bus #409 stops at the corner of John Tipton Boulevard and US 130 a short walk from the property. The River Line, a 34-mile passenger light rail system which links Trenton with Camden stops at the corner of Rt. 73 and River Road.

**AIRPORT**

The Northeast Philadelphia Airport is fifteen (15) minutes away and the Philadelphia International Airport is thirty (30) minutes away.

**HOTELS**

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



Glenview Corporate Center  
3220 Tillman Dr. Suite 112  
Bensalem, PA 19020-2028  
Ph (215) 245-2600, Fax (215) 245-2670  
email: realestate@roddyinc.com  
website: www.roddyinc.com

*Industrial & Commercial Realtors*

**Roddy**

