

Sale or Lease

BUCKS COUNTY MFG/DISTRIBUTION FACILITY

100 MAIN STREET, TULLYTOWN, BUCKS COUNTY, PA 19007 • 138,671 SQ. FT. ON 9.71 ACRES



Enterprise Zone Incentives

1. \$1,000.00 in tax credits for each new full time job created at 150% of federal minimum wage
2. Infrastructure improvements are automatically eligible for grants.
3. Job training grants up to 100% of eligible cost are available for training which results in new full time employment opportunities.
4. Up to 25% of corporate net income tax credits for the value of rehabilitating, expanding or improving buildings and land.

FINANCING: 100% financing available to qualified buyer, 50% could be at 2.50% interest rate for 15 years and 50% could be at a 2.96% interest rate for 20 years.

LOT SIZE: 9.71 acres.

DESCRIPTION: One-story manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 138,671 sq. ft.; expandable to 274,928 sq. ft.

Office: Approx. 9,550 sq. ft. **Plant/Warehouse:** Approx. 129,121 sq. ft.

PARKING: Approx. eighty-one (81) designated automobile spaces; however, the entire site is virtually 100% paved and/or stone.

AGE OF BUILDING: Built 1968 with additions in 1975 and 1980.

CONSTRUCTION: **Walls:** Office: Brick over block. Plant/Warehouse: The front, sides and rear (for the most part) are painted concrete block with a band of translucent panel around the top. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** CentiMark installed, mechanically fastened; EPDM rubber membrane replaced 2008 having a 20 year warranty.

CEILING HEIGHT: **Area 1:** 35'5" sloping to 32'7" clear to steel purlins. **Area 2:** 22'6" sloping to 22'0" and 18'0" sloping to 17'6" clear under bar joist. **Areas 3, 4, 5, 6 & 7:** 18'0" sloping to 17'9" clear under bar joist.

LOADING: **Area 1: Drive-In:** One (1) 12' x 12' manually operated steel roll-up door Expandable to 12' x 14'; one (1) 8' x 10' manually operated insulated steel sectional drive-in door. **Tailgate:** Two (2) – One (1) 10' x 12' manually operated steel roll-up door and one (1) 20' x 12' manually operated steel roll-up door with Kelly Atlantic Limited hydraulic in-floor load leveler. **Area 2: Tailgate:** Three (3) manually operated steel roll-up doors, two (2) measure 10' x 10'; one (1) 14' x 12'. **Area 3: Tailgate:** Two (2) 9' x 10' manually operated steel roll-up doors. **Area 4: Tailgate:** Eight (8) interior loading dock positions (56' interior truck dock depth): two (2) 20' x 14' and one (1) 40' x 18' electrically operated steel roll-up doors; one (1) position features a Ramp Master 8' x 35' metal drive-in ramp. Two (2) 9' x 11' manually operated steel roll-up doors, and one (1) 9' x 10' manually operated steel roll-up door. **Area 6: Tailgate:** Six (6) 8' x 10' manually operated steel roll-up doors with interior bollards, dock seals and 3' metal canopy.

COLUMN SPACING: **Area 1:** 81' clear span. **Area 2:** 30' x 40' and 30' x 50'.

Areas 3, 4, 5, & 7: Mostly 30' x 40' throughout. **Area 6:** 56' clear span.

SPRINKLER: 100% wet system supplied by a 10" main providing .20 density over the most remote 1,500 sq. ft. System monitored by Tyco at an annual cost of \$1,480.

HVAC: **Office:** Heated via baseboard heating. Cooled via two (2) rooftop units and supplemental window units. **Plant/Warehouse:** Combination of self-contained natural gas-fired blowers and two (2) natural gas-fired (500 HP and 350 HP) Kewanee Boiler Corporation steam boilers.

INTERIOR LIGHTING: Twin tube fluorescent.

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRIC: 2500 KVA transformer providing two (2) 3000 amp 277/480 volt 3 phase 3 wire and one (1) 2000 amp 277/480 volt 3 phase 3 wire; service provided by PECO.

OFFICE AREA: Approx. 9,550 sq. ft. of two-story finished offices divided into private offices, bullpen areas, conference rooms and a kitchenette.

WATER: 10" line connected to a 20" main.

SEWER: 6" line connected to a 12" main.

GAS: Minimum 30 pound-force per square inch gauge; service supplied by PECO.

ASSESSMENT: \$401,680 (2015).

TAXES: Total: \$77,359.56 (\$0.61/SF).

ZONING: LI – Light Industrial.



SITE PLAN

NOTE: Plan is not to scale



MAIN STREET



Roddy

Industrial & Commercial Realtors



realestate@roddyinc.com • (215) 245-2600

Visit this property and others on our website at www.rododyinc.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.