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.

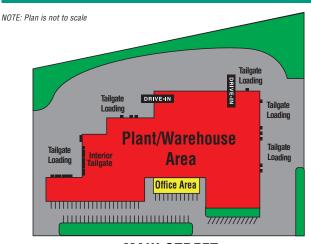
SEWER: 6" line connected to a 12" main.

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



MAIN STREET



Industrial & Commercial Realtors



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