

FOR SALE OR LEASE

PRIME BUCKS COUNTY FACILITY

55,238 SQUARE FEET ON 5.04 ACRES



1526 Grundy's Lane, Keystone Park
Bristol Township, Bucks County, PA 19007

Financing: 100% financing available to a qualified buyer, 60% of which could be at a 2.25% interest rate amortized over fifteen (15) yrs and 40% could be at an interest rate of 2.70% amortized over twenty (20) yrs.

LOT SIZE: 5.04 acres.

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

SIZE OF BUILDING: Approximately 55,238 square feet (275'6" x 200'6"); expandable by code to approximately 109,771 square feet. **Office:** Approx. 2,400 square feet. **Plant/Warehouse:** Approx. 52,838 square feet.

PARKING: Approximately thirty-four (34) automobiles; expandable.

AGE OF BUILDING: Built 1999.

CEILING HEIGHTS: 36'3" sloping to 28'0" to underside of steel purlin. 33'10" sloping to 25'5" to underside of beam.

CONSTRUCTION: **Walls:** Perimeter steel frame. *West and South Elevations:* 10' wainscot of split face block with insulated steel panel above. *North and East Elevations:* Insulated steel panel. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Pre-engineered steel system with insulation batts on the inside.

LOADING: **Tailgate:** Eight (8) tailgate loading docks with 8' x 10' manually operated insulated steel sectional doors; all of which have mechanical load levelers, dock bumpers, dock seals, dock lights, steel door jambs and scissor gates. **Drive-In:** One (1) 12' x 14' electrically operated insulated steel sectional drive-in door having steel door jambs.

COLUMN SPACING: 66' x 30'

HVAC: **Plant/Warehouse:** Self-contained natural gas fired Reznor blower units. Electric powered vents are located in the front and rear walls.

Office: Two (2) 4-ton split system natural gas fired York HVAC units.

INTERIOR LIGHTING: **Plant/Warehouse:** Metal halide high bay fixtures. **Office:** Fluorescent fixtures.

EXTERIOR LIGHTING: Pole mounted fixtures and wall mounted fixtures.

ELECTRICAL SERVICE: 400 amp, 3 phase, 4 wire 277/480 volt service provided by PECO.

OFFICE AREA: Approximately 2,400 square feet divided into one (1) shipping office, one (1) private office, one (1) bullpen area and one (1) large break room with sink and cabinets. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and vinyl composition tile floor.

TOILET FACILITIES: **Office:** Two (2) unisex facilities each 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.

SPRINKLER: 100% wet system supplied by an 8" main.

WATER: 8" main; service provided by Bristol Township Authority.

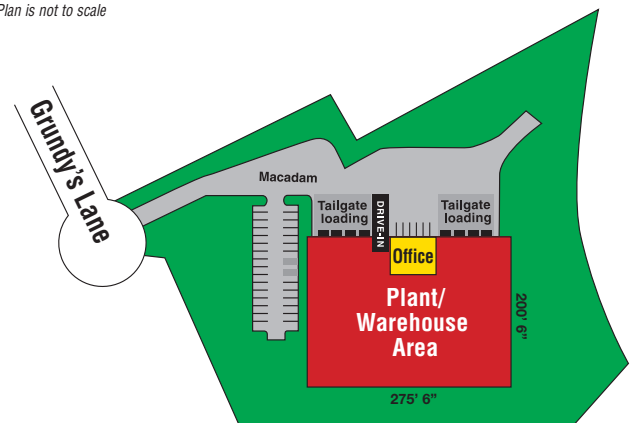
SEWER: 8" main; service provided by Bristol Township Authority.

GAS: Service supplied by PECO.

ZONING: P-I (Planned Industrial District)

S I T E P L A N

NOTE: Plan is not to scale



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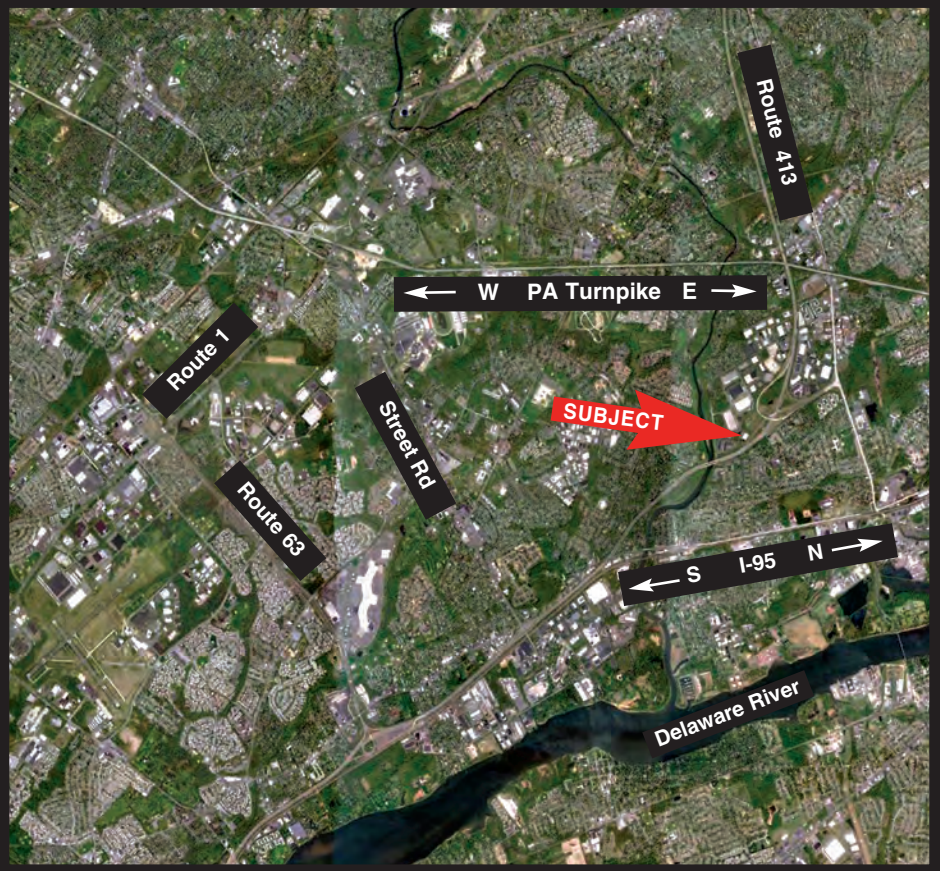
LOCATION: Superbly located in Keystone Park, one of Bucks County's premier business parks, at the Route 413 Interchange of Interstate 95, the property offers convenient access to the Pennsylvania Turnpike (Exit 351 Bensalem and Exit 358 Delaware Valley), only minutes away, as well as the New Jersey Turnpike. Route 295 and New Jersey are quickly accessed via the Burlington Bristol and Betsy Ross Bridges as well.

AIRPORT: Philadelphia International Airport is thirty-five (35) minutes away and Northeast Philadelphia Airport is ten (10) minutes away.

PUBLIC TRANSPORTATION: SEPTA's Croydon Station is just one (1) mile away with Bus 129 running through the park.

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

MISCELLANEOUS: Dock-height dumpster chute with concrete pad. One (1) janitor's closet with slop sink. This property is located in the Bucks County Enterprise Zone, which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or retain jobs.



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