



**1526 GRUNDY'S LANE
KEYSTONE PARK
BRISTOL, BUCKS COUNTY, PA 19007
Tax Parcel #: 05-022-011-001**

LOT SIZE: 5.04 acres

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

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

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

AGE OF BUILDING: Built 1999.

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.

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

LOADING: **Tailgate:** Eight (8) loading docks with 8' x 10' manually-operated insulated steel sectional doors, all having 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 door with steel door jambs.

COLUMN SPACING: 66' x 30'

SPRINKLER SYSTEM: ESFR system supplied by an 8" main.

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 and wall-mounted fixtures.



- ELECTRIC:** 400 amp, 3 phase, 4 wire 277/480 volt service provided by PECO.
- OFFICES:** Approx. 2,400 sq. ft. 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.
- WATER:** 8" main; service provided by Bristol Township Authority.
- SEWER:** 8" main; service provided by Bristol Township Authority.
- GAS:** Service provided by PECO.
- ASSESSMENT:** \$293,970 (2017)
- TAXES:**
- | | | |
|-----------|-----------------|-------------|
| County: | \$ 6,820 | (2017) |
| Township: | \$ 7,049 | (2017) |
| School: | <u>\$62,631</u> | (16/17) |
| TOTAL: | \$76,501 | (\$1.38/SF) |
- ZONING:** P-I (Planned Industrial District)
- LOCATION:** Superbly located in Keystone Park, one of Bucks County's premier business parks, at the Route 413 Interchange of I-95, the property offers convenient access to the PA Turnpike (Exit 351 Bensalem and Exit 358 Delaware Valley), only minutes away, as well as the NJ Turnpike. I-295 and New Jersey are quickly accessed via the Burlington Bristol and Betsy Ross Bridges.
- AIRPORT:** Philadelphia International is thirty-five (35) minutes away and Northeast Philadelphia is ten (10) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA's Croydon Station is just one (1) mile away; Bus 129 runs through the park with a stop at the intersection of Newportville and Ford Rds, one-half (1/2) mile away.
- 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.