

SALE OR LEASE • WILL DIVIDE

# PRIME NORTHEAST PHILADELPHIA LOCATION

ACADEMY ROAD INTERCHANGE OF I-95 • 48,441 SQUARE FEET ON 3.17 ACRES



**9100 State Road  
Philadelphia, PA 19136**

**Financing: 100% financing available to a qualified buyer, 50% could be at a 3.75% interest rate for fifteen (15) years and the balance could be at a 2.95% interest rate for twenty (20) years.**

**LOT SIZE:** Approx. 3.17 acres.

**PARKING:** Macadam paved parking for approx. seventy-four (74) automobiles.

**DESCRIPTION:** Modern one (1) story and part two (2) story industrial/office building.

**SIZE OF BUILDING:** Approx. 48,441 sq. ft. **Office:** Approx. 10,896 sq. ft. **Showroom:** Approx. 3,325 sq. ft. **Plant/Warehouse:** Approx. 34,220 sq. ft.

**AGE OF BUILDING:** Constructed in 1950.

**CONSTRUCTION: Walls:** Front: Brick over block. Sides/Rear: Painted concrete block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Goodyear rubber membrane system.

**CEILING HEIGHT:** Approx. 25'4" sloping to 25'0" clear.

**COLUMN SPACING:** Mostly 50' x 38'. **Rear:** 58' x 38'.

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

**SECURITY/FIRE MONITORING:** Entire building is wired for security protection; monitored by Circuit Shack Security at an annual cost of \$540.

**LOADING: Tailgate:** Six (6) 8' x 8' electrically-operated steel roll-up doors having interior bollards, mechanical levelers, dock lights and dock seals.

**Drive-In:** Two (2) doors – one (1) 10' x 15' electrically-operated steel roll-up door and one (1) 8' x 8' electrically-operated steel roll-up door.

**HVAC: Office/Showroom:** Centrally heated and air-conditioned by natural gas-fired rooftop package units. Most units have been replaced within the past five (5) years. **Plant/Warehouse:** Natural gas radiant heaters and ceiling fans.

**ELECTRIC:** 600 amp, 240/120 volt 3 phase; service provided by PECO Energy.

**INTERIOR LIGHTING:** Mostly T8 fluorescent fixtures with motion sensors.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

**OFFICE AREA:** Approx. 10,896 sq. ft. **First Floor:** Multiple private offices, three (3) open bullpen areas, one (1) reception area and two (2) conference rooms. **Second Floor:** Five (5) private offices, one (1) open bullpen area and one (1) storage closet. Finishes include a combination of carpet and VCT flooring, painted drywall and 2' x 4' acoustical ceiling tiles with fluorescent lighting.

**SEWER:** 6" main; service provided by the Philadelphia Water Department.

**WATER:** 12" main; service provided by the Philadelphia Water Department.

**GAS:** 2" line connected to a 6" main; service provided by Philadelphia Gas Works.

**ZONING:** I-2, Medium Industrial

**ASSESSMENT:** \$1,693,000 (2015)

**REAL ESTATE TAXES:** \$22,686.20 or \$0.47/SF (2015)

## SITE PLAN

NOTE: Plan is not to scale



STATE ROAD



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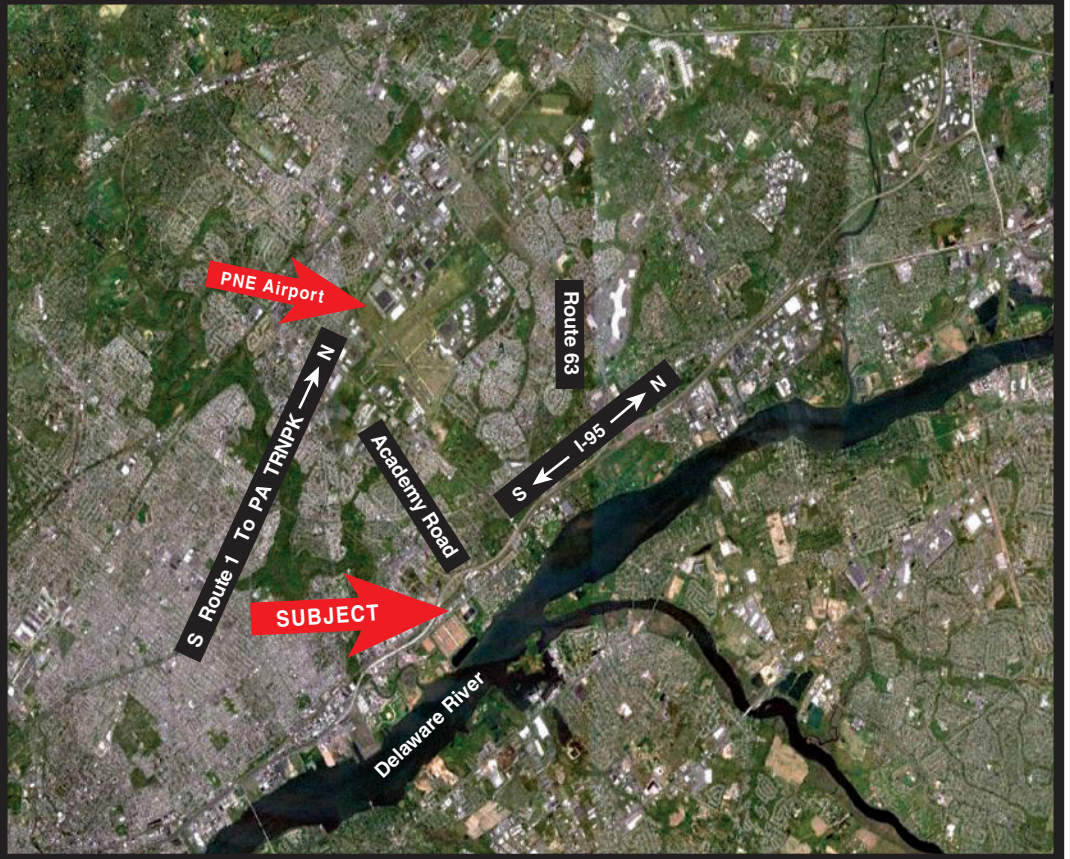
**LOCATION:** Strategically located on State Road just south of the Academy Road Interchange of Interstate 95, the property is readily accessible via Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is within twenty (20) minutes of Center City Philadelphia and ninety (90) minutes of New York City.

**PUBLIC TRANSPORTATION:** SEPTA Bus 84 offers service from the Frankford Transportation Center to Bustleton and County Line Roads stopping at State Road and Pennypack Street, a short distance from the property.

**AIRPORT:** Philadelphia International (PHL) is thirty (30) minutes south and the Northeast Philadelphia Airport (PNE) is ten (10) minutes north.

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

**MISCELLANEOUS:** One (1) Shipper's office and one (1) lunchroom in the Plant/Warehouse area. Finishes include VCT flooring, base and wall cabinets, sink and range. Two (2) mezzanine areas in the Plant/Warehouse. Fenced-in truck court. Back-up generator.



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