

AVAILABLE

PRIME NORTHEAST PHILADELPHIA FACILITIES

ADJACENT TO US 1, ROUTE 63, I-95, PA TURNPIKE & NJ BRIDGES

275-299 GEIGER ROAD • UP TO 50,000 SQUARE FEET (CRANE SERVED) • FOR LEASE



LOT SIZE: Approx. 8.0 Acres.

DESCRIPTION: Modern one (1) story manufacturing and distribution facility.

SIZE OF BUILDING: Approx. 89,500 sq. ft. Available Unit: Up to approx. 50,000 sq. ft.

PARKING: One hundred two (102) macadam-paved automobile spaces (Expandable).

AGE OF BUILDING: Constructed in 1979.

CONSTRUCTION: Walls: Office: Split face block on three (3) sides. Plant/Warehouse: 12" concrete block and insulated metal panel.

FLOORS: Office: Assumed but not verified to be 4" concrete slab on grade over crushed stone.

Plant/Warehouse: Assumed but not verified to be 6" concrete slab reinforced with 6" x 6" 8/8 wire mesh.

ROOF: Built-up roofing system over 2" rigid insulation on 1 1/2", 22 gauge metal deck installed 2006 with a ten (10) year warranty.

CEILING HEIGHT: Plant/Warehouse: Approx. 22' 7" sloping to 21' 8" clear.

COLUMN SPACING: Mostly 40' x 45'.

LOADING: West Elevation: Tailgate: Six (6) tailgate docks with 8' x 10' electrically operated steel roll up doors, all of which have edge of dock levelers, interior bollards and dock seals. Loading platform measuring 20' x 20' with access to building, facilitated by one (1) 12' x 14' manually operated metal overhead door. **Drive-In:** Access to building, facilitated by one (1) 14' x 16' electrically operated metal roll-up door. **Rear Elevation: Tailgate:** One (1) tailgate dock with 10' x 10' manually operated metal overhead door. Covered loading platform measuring 15' x 100' with access to building, facilitated by two (2) 10' x 10' manually operated metal overhead doors.

CRANE SERVICE: One (1) 10 ton "Philadelphia Tramrail Company" pendant operated crane; 45' span; approximate 16' clearance under hook.

SPRINKLER SERVICE: 100% wet system serviced by 6" main, service provided by Philadelphia Water Department.

HVAC: Office: Centrally heated and air conditioned by a 10-ton combination rooftop natural gas-fired unit, distributed through ceiling diffusers. Perimeter hot water heat supplied from "Weil McLain" gas-fired boiler.

Plant/Warehouse: Self-contained natural gas-fired "Reznor" unit heaters supplemented by natural gas-fired ceiling suspended radiant infrared units. Ventilation provided by ceiling mounted electric powered vents throughout.

ELECTRIC: 13,200 volt high tension service. There is one (1) 750 KVA transformer supplying 1200 amp, 480/277 volt, 3 phase 3 wire service. There are four (4) runs of bus duct distribution throughout. Service is provided by PECO Energy.

ZONING: I-2 Medium Industrial.

ASSESSMENT: \$2,600,000 (2016)

REAL ESTATE TAXES: \$36,394.80 or \$0.41 psf (2016)

USE & OCCUPANCY: \$31,460.00 or \$0.35 psf (2016)

STORMWATER: \$25,919.40 or \$0.29 psf (2016)

9999 GLOBAL ROAD • 22,900 SQUARE FEET • FOR SALE



LOT SIZE: Approx. 0.91 acres.

DESCRIPTION: Modern one (1) story industrial building with two-story offices.

SIZE OF BUILDING: Approx. 22,900 sq. ft. **Office Area:** Approx. 5,800 sq. ft. on two (2) floors. **Plant/Warehouse:** Approx. 17,100 sq. ft.

PARKING: Macadam paved parking for approx. ten (10) automobiles.

AGE OF BUILDING: Constructed in 1973 with additions in 1976 and 1996.

CONSTRUCTION: Walls: Front: Brick over block. **Sides/Rear:** Painted concrete block. Windows along Plant/Warehouse wall allow for natural light. **Floor:** Assumed but not verified to be 6" reinforced concrete.

CEILING HEIGHT: Approx. 16'6" sloping to 16'0" clear under bar joist.

COLUMN SPACING: Varies.

LOADING: Tailgate: Two (2) 8' x 10' electrically-operated, insulated steel section doors with dock seals and bumpers; one (1) mechanically-operated load leveler and one (1) edge-of-dock leveler. **Drive-In:** One (1) 10' x 10' manually-operated steel roll-up door.

HVAC: Office Area: Centrally heated and air-conditioned by two (2) ten (10) ton Rheem natural gas-fired rooftop package units installed 2014 with five (5) year compressor warranty. **Plant/Warehouse:** Centrally heated and air-conditioned by four (4) 7.5 ton Rheem natural gas-fired package units installed 2014 with five (5) year compressor warranty. Supplemented by self-contained natural gas-fired blower unit over loading area.

ELECTRIC: 13,200 volt high tension service. There is one (1) 300 KVA transformer supplying 800 and 2000 amps, 120/208 and 277/480 volt, 3 phase; service provided by PECO Energy.

INTERIOR LIGHTING: Metal halide lighting fixtures.

EXTERIOR LIGHTING: Wall mounted fixtures.

WATER: 2" line connecting to 8" main; service provided by Philadelphia Water & Sewer Department.

SEWER: 10" sanitary main, 36" storm water main; service provided by Philadelphia Water & Sewer Department.

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

ZONING: I-2 Medium Industrial

ASSESSMENT: \$982,300 (2016)

REAL ESTATE TAXES: \$13,750.24 or \$0.60/SF (2016)

USE & OCCUPANCY: \$11,885.83 or \$0.52/SF (2016)

STORMWATER: \$3,952.80 or \$0.17/SF (2016)

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Industrial & Commercial Realtors

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LOCATION

Situated in Northeast Philadelphia offering excellent access to major transportation routes. Route 1 (Roosevelt Boulevard), I-276 (Pennsylvania Turnpike Interchange 28), I-95 (Delaware Expressway), Route 63 (Woodhaven Road). Access to New Jersey via the Tacony-Palmyra, Betsy Ross, Burlington-Bristol and Turnpike Bridges.

AIRPORT

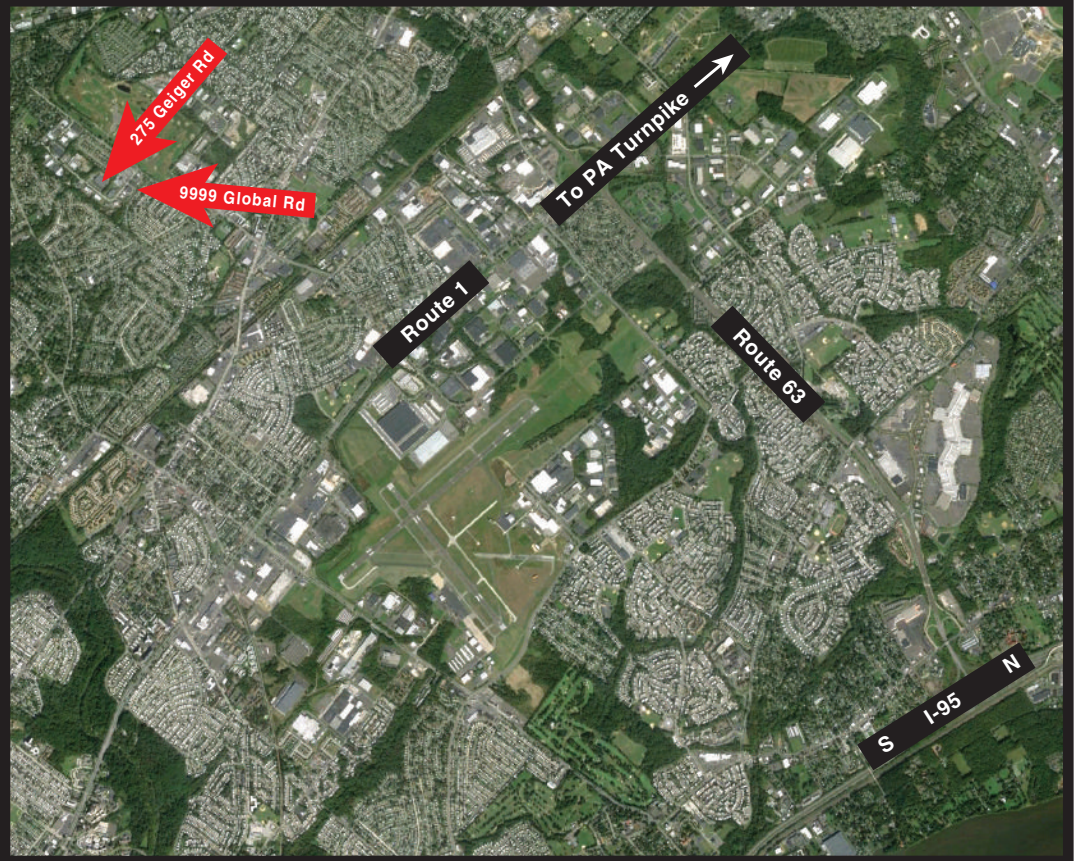
Philadelphia International Airport (PHL) is forty-five (45) minutes south and the Northeast Philadelphia Airport (PNE) is ten (10) minutes north.

HOTELS

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

PUBLIC TRANSPORTATION

SEPTA Bus 67 offers service from Frankford Transportation Center to Sandmeyer Lane and Red Lion Road, a short distance from the properties.



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