

Roddy Inc.
Industrial & Commercial Brokers



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1605 HANFORD STREET
Levittown, Bucks County, PA 19057
TAX PARCEL ID: 05-069-057-005

LOT SIZE: Approx. 0.63 acres.

PARKING: Approx. twenty (20) automobiles.

DESCRIPTION: Modern one-story industrial building with large fenced yard.

SIZE OF BUILDING: Approx. 9,230 sq. ft.

<u>Office:</u>	Approx. 1,664 sq. ft.
<u>A/C Production Area:</u>	Approx. 2,763 sq. ft.
<u>Plant/Warehouse:</u>	Approx. 4,803 sq. ft.

AGE OF BUILDING: Constructed in 1971.

CONSTRUCTION: Masonry and steel.

FLOOR: Assumed but not verified to be 6" reinforced concrete.

ROOF: Modified bitumen roofing system installed in 2013.

CEILING HEIGHT: 14'0" sloping to 13'4" clear to the underside of bar joist.

LOADING: One (1) 17' x 13' steel roll-up door at van height.
One (1) 10' x 13' steel roll up door at van height.
Two (2) additional knock-out panels at van height.
One (1) 20' x 14' drive-in door.

CRANE: One (1) 2-ton Lodestar Monorail crane.



HVAC: Office/A/C Production Area: Three (3) natural gas-fired rooftop package units.
Plant/Warehouse: Heated by natural gas-fueled modine radiant tube system.

ELECTRIC: 400 amp, 240/120 volt, single phase service provided by PECO Energy.

INTERIOR LIGHTING: Fluorescent fixtures.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ALARM SYSTEM: System monitored at an annual cost of \$230.

TOILET FACILITIES: Office: One (1) men's facility and one (1) women's facility each containing one (1) lavatory and one (1) water closet. Finishes include wood-look porcelain tile flooring, painted drywall and 2' x 2' acoustical ceiling tiles.
Plant/Warehouse: One (1) facility containing one (1) lavatory, one (1) water closet and one (1) urinal. Finishes include skid-resistant studded rubber flooring, painted drywall and 2' x 4' acoustical ceiling tiles.

OFFICE AREA: Approx. 1,664 sq. ft. featuring four (4) private offices, one (1) conference room and large bullpen area. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, painted drywall and carpet tile flooring.

WATER: Service provided by Aqua Pennsylvania.

SEWER: Service provided by Bristol Township Sewer Department.

GAS: 6" low pressure service supplied by PECO Energy.

ZONING: M2 – Heavy Manufacturing

ASSESSMENT: \$81,200 (2017)

REAL ESTATE TAXES:

County/Township:	\$ 3,831.02 (2017)
School:	\$ 17,524.58 (2017/2018)
TOTAL:	\$ 21,355.60 (\$2.31/SF)

LOCATION: The property offers immediate access to the Delaware Valley Interchange (358) of the Pennsylvania Turnpike (I-276) and is within five (5) minutes of the Bristol (Route 413) exit of I-95. Driving time to Center City, Philadelphia is twenty-five (25) minutes, Trenton, New Jersey is fifteen (15) minutes and New York City is ninety (90) minutes.

PUBLIC TRANSPORTATION: SEPTA Bus Route 128 originates at Neshaminy Mall and stops at the intersection of Bristol Pike and Airport which is less than one (1) block away.
SEPTA Regional Rail Trenton line stops at the Croydon Train Station.



AIRPORT:

Philadelphia International is forty-five (45) minutes away and Northeast Philadelphia Airport is twenty-five (25) minutes away.

MISCELLANEOUS:

- 14 ft. exterior metal canopy which runs the length of the building
- Break room with sink, base and wall cabinets finished with painted drywall and ceramic tile flooring.
- Wash basin in the plant/warehouse area.
- Fenced yard suitable for outside storage.