

AVAILABLE

PRIME NORTHEAST PHILADELPHIA FACILITIES

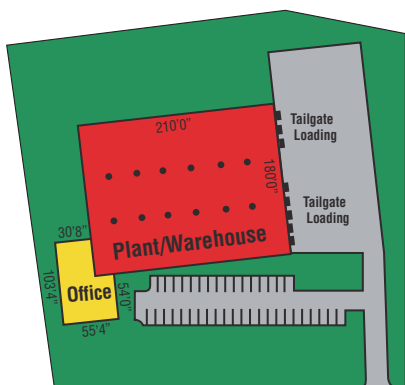
42,246 SQ. FT. ON 4.27 ACRES & 16,766 SQ. FT. PORTION OF 100,000 SQ. FT. ON 10.29 ACRES

12700 TOWNSEND RD, BYBERRY EAST INDUSTRIAL COMPLEX, PHILADELPHIA INDUSTRIAL PARK, PHILADELPHIA, PA 19154



SITE PLAN

NOTE: Plan is not to scale



Townsend Road

LOT SIZE: Approx. 4.27 acres.
PARKING: Forty (40) automobile spaces, macadam paved with concrete parking bumpers; expandable.
DESCRIPTION: Modern one (1) story building.
SIZE OF BUILDING: Approx. 42,246 sq. ft.; expandable.
Offices: Approx. 4,500 sq. ft. **Plant/Warehouse:** Approx. 37,346 sq. ft.
AGE OF BUILDING: Construction completed in 1989.
CONSTRUCTION: Butler pre-engineered steel frame building. All walls have 9'4" wainscot of 8" split face block, above which is Butler pre-engineered steel panels with 3" vinyl faced fiberglass insulation.
FLOOR: **Plant/Warehouse:** Assumed but not verified to be 6" concrete reinforced with 6" x 6" - 6/6 welded wire fabric on 6" crushed stone base. **Office:** Assumed but not verified to be 4" concrete reinforced with 6" x 6" - 10/10 welded wire fabric on 4" crushed stone base.
ROOF: **Plant/Warehouse:** Butler pre-engineered standing seam steel panels with 4" vinyl faced fiberglass insulation. **Office:** 22-gauge prime painted steel deck with a single-ply TPO roof membrane.
WINDOWS: All windows are anodized aluminum frames with 1" tinted insulated glass.
CEILING HEIGHT: **Plant/Warehouse:** 29'10" to underside of steel purlins, sloping to the east to a clear height of 26'0" under purlins and sloping to the west to a clear height of 27'0" under purlins. **Office:** 9'0" to suspended ceiling.
COLUMN SPACING: Mostly 30' x 60'.
ELECTRIC: 45 KVA, 3 phase, 4 wire, 277/480 volt primary service, and secondary service; provided by PECO.

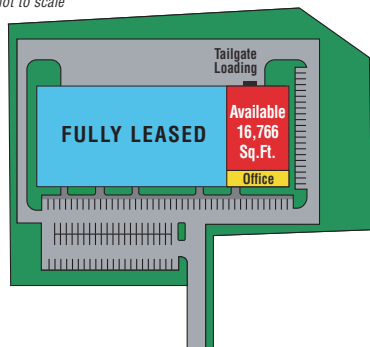
INTERIOR LIGHTING: **Plant/Warehouse:** High pressure sodium fixtures. **Office:** 2' x 4' recessed fluorescent fixtures.
EXTERIOR LIGHTING: Wall-mounted fixtures around perimeter of building.
SPRINKLER: 100% wet system, designed to NFPA standards; fed by Philadelphia Water Department via an 8" main.
LOADING: **Tailgate:** Eight (8) 8' x 10' insulated steel sectional doors; five (5) having Blue Giant load levelers, air curtains, interior and exterior bollards, and steel door jambs.
HVAC: **Plant/Warehouse:** Heated by natural gas-fired continuous tube infrared radiant unit heaters plus two (2) self-contained unit heaters in the loading area. There are six (6) electrically powered roof vents. **Offices:** Heated and air-conditioned by rooftop units.
OFFICE AREA: Approx. 4,500 sq. ft. consisting of approx. nine (9) private offices, one (1) conference room, one (1) bullpen and one (1) full kitchen area, including extensive seating area. Finishes include vinyl covered walls, solid core doors in steel door jambs, acoustical ceilings and carpeted floors.
DOMESTIC WATER: 1-1/2" line connected to a 12" main; service provided by Philadelphia Water Department.
SEWER SERVICE: 10" sanitary main and 21" storm main; service provided by Philadelphia Sewer Department.
GAS SERVICE: 1-1/4" line; service provided by Philadelphia Gas Works.
ZONING: L-1 Light Industrial
ASSESSMENT: \$2,050,000 (2018)
REAL ESTATE TAXES: \$28,696 (\$0.68/SF) (2018)
SECURITY/FIRE PROTECTION: 100% wired for protection; services provided by Omega Security Systems, Inc.

10360 DRUMMOND RD, PHILADELPHIA INDUSTRIAL PARK, PHILADELPHIA, PA 19154



SITE PLAN

NOTE: Plan is not to scale



Drummond Road

LOT SIZE: 10.29 acres.
DESCRIPTION: One-story, modern warehouse/manufacturing facility.
SIZE OF BUILDING: Approx. 100,000 sq. ft. **Available Unit:** Approx. 16,766 sq. ft. **Office:** Approx. 2,890 sq. ft. **Plant/Warehouse:** Approx. 13,876 sq. ft.
PARKING: Approx. thirty-two (32) automobiles.
AGE OF BUILDING: Built 1973.
CONSTRUCTION: **Walls:** Combination of brick and block with insulated steel sandwich panel above. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** TPO membrane roofing system installed 2014.
CEILING HEIGHT: 20'5" sloping to 20'2" clear.
LOADING: **Tailgate:** One (1) 8' x 10' manually-operated insulated steel panel door with 25,000 lb capacity mechanical in-floor load leveler; expandable.
Drive-In: Can be created.
COLUMN SPACING: Approx. 40' x 41'.
SPRINKLER: 100% wet system.
HVAC: Heated and cooled via natural gas fired rooftop combination package units.
ELECTRIC: 125 amp, 3 phase, 4 wire, 277/480 volt; service provided by PECO.
INTERIOR LIGHTING: LED lighting throughout.

EXTERIOR LIGHTING: Wall-mounted fixtures.
OFFICE AREA: 2,890 sq. ft. divided into eight (8) private offices. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting and painted drywall.
TOILET FACILITIES: **Office:** One (1) men's room with two (2) water closets, one (1) urinal and one (1) lavatory. One (1) ladies' room with two (2) water closets and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, VCT flooring and painted drywall.
Plant/Warehouse: One (1) men's room with three (3) water closets, two (2) urinals and four (4) lavatories. One (1) ladies' room with five (5) water closets and four (4) lavatories. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, VCT flooring and painted drywall.
WATER: 1" line; service provided by Philadelphia Water Department.
SEWER: 5" lateral connected to a 12" main; service provided by Philadelphia Sewer Department.
GAS: Service provided by Philadelphia Gas Works.
ASSESSMENT: \$5,175,300 (2018)
REAL ESTATE TAXES: \$72,444 (\$0.73/SF) (2018)
ZONING: I-2, Medium Industrial

Visit this property and others at: www.rododyinc.com
(215) 245-2600 • realestate@rododyinc.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.



Industrial & Commercial Real Estate



12700 TOWNSEND ROAD

LOCATION: The property is strategically located a short distance east of Roosevelt Boulevard (Route 1). The Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Interstate 95 and Woodhaven Road (Route 63) are minutes from the property. Travel time to Center City Philadelphia is approx. twenty (20) minutes and New York City is approx. ninety (90) minutes.

PUBLIC TRANSPORTATION: SEPTA Bus Route 84 offers service from Philadelphia Mills to Frankford Transportation Center and stops at the intersection of Townsend Road & McNulty Road. SEPTA Regional Rail West Trenton line offers service from West Trenton, NJ to Center City, Philadelphia and stops at the Somerton Train Station, a short distance from the property.

AIRPORT: Philadelphia International (PHL) is twenty-five (25) minutes away, Northeast Philadelphia (PNE) is ten (10) minutes away and Trenton-Mercer (TTN) is forty (40) minutes away.

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

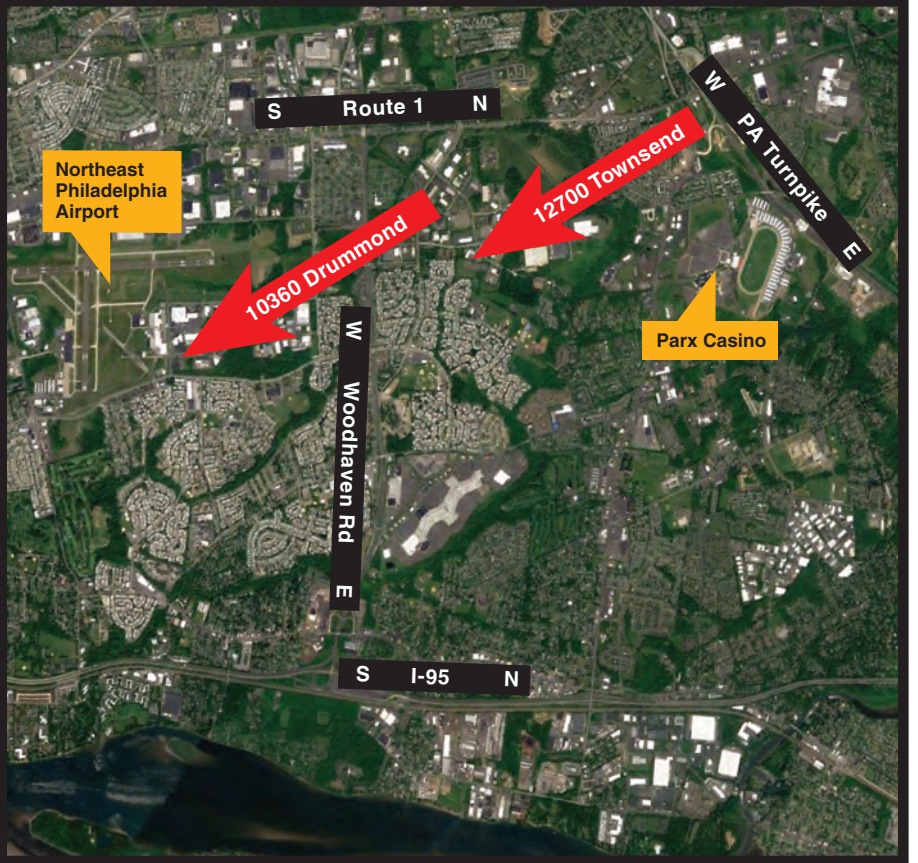
10360 DRUMMOND

LOCATION: Superbly located near US Route 1 (Roosevelt Boulevard) and Route 63 (Woodhaven Road), the property offers immediate access to Interstate 95 via Woodhaven Road or Academy Road. Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike is two (2) miles north.

AIRPORT: Philadelphia International (PHL) is twenty (20) minutes away, Northeast Philadelphia (PNE) is five(5) minutes away and Trenton-Mercer (TTN) is 35 minutes away.

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

PUBLIC TRANSPORTATION: The Market-Frankford Line of SEPTA Regional Rail offers service from the 69th Street Transportation Center to the Frankford Transportation Center. SEPTA Bus 50 offers service from the Frankford Transportation Center and stops at the intersection of Drummond Road and Decatur Road, a short walk to the property.



Industrial & Commercial Real Estate
Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

