

Sale or Lease

PREMIER CRANE AND RAIL SERVED FACILITY

OFFERING CONVENIENT ACCESS TO DEEP WATER PORT
233,485 SQ. FT. ON 13.75 ACRES, WITH OPTIONAL 14.63 ACRES



20 Steel Road South, New Ford Mill Road Industrial Park
(AKA Keystone Industrial Port Complex)
Morrisville, Bucks County, PA 19067

Financing: 100% financing available to a qualified buyer, \$2,250,000 could be at a 2.00% interest rate fixed for fifteen (15) years and the balance could be at a 2.45% interest rate for twenty (20) years.

LOT SIZE: Approx. 13.75 Acres, optionally available additional 14.63 acres.
DESCRIPTION: Modern one-story crane and rail served building.
SIZE OF BUILDING: Approx. 233,485 sq. ft. (presently demised into 2 units); expandable.
Office: Approx. 14,835 sq. ft. **Plant/Warehouse:** Approx. 218,650 sq. ft. **Available Unit:** Approx. 122,228 sq. ft. **Office:** Approx. 5,428 sq. ft. **Plant/Warehouse:** Approx. 116,800 sq. ft. **Leased Unit:** Approx. 111,257 sq. ft. **Office:** Approx. 9,407 sq. ft.
Plant/Warehouse: Approx. 101,850 sq. ft.
PARKING: Parking for approx. seventy-five (75) cars; expandable.
AGE OF BUILDING: Constructed in 1979.
CONSTRUCTION: **Office:** Rib-fluted split face block. **Plant/Warehouse:** Perimeter steel with a 7' 5" wainscot of painted concrete block with insulated steel panel above.
FLOOR: Assumed but not verified to be 8" concrete (4000 psi) reinforced with two layers of 6" x 6" x 4/4 mats.
ROOF: **Office:** CentiMark .045 reinforced thermoplastic polyolefin (TPO) roof membrane; installed October 2010 having a 15 year warranty. **Plant/Warehouse:** Pre-engineered standing seam metal roof with insulation batts.
CEILING HEIGHT: Approx. 46'0" sloping to 39'0" clear under steel purlins.



COLUMN SPACING: Bay 1: 103' x 25'; Bay 2: 85' x 25'; Bay 3: 102' x 25'; Bay 4: 65' x 25'
RAIL: Rail spur running through the building front to rear.
PORT: Property is located within two (2) miles of the deep water port facility located within the Keystone Industrial Port Complex operated by Kinder Morgan.
LOADING: **Available Unit: Tailgate:** Three (3) tailgate docks with 8'x10' insulated steel sectional doors and Rite-Hite mechanical levelers. All docks covered by a 40' canopy.
Drive-In: Five (5) electrically operated steel rollup doors measuring: (1) 22' 8" x 16' 0"; (1) 18' 8" x 22' 0"; (1) 14' 3" x 16' 0"; (2) 14' 0" x 12' 0". **Leased Unit: Drive-In:** Five (5) electrically operated steel rollup doors measuring: (1) 22' 8" x 16' 0"; (1) 22' 8" x 16' 0"; (1) 14' 3" x 16' 0"; (2) 19' 0" x 14' 8".
CRANES: Eleven (11) radio controlled cranes.

Available Unit:

Cranes	Capacity	Hoist	Span	Clearance Under Hook
Bay 1	1 - 20 ton	Single	97' 0"	25' 9"
	1 - 25 ton	Single	97' 0"	25' 9"
Bay 2	1 - 10 ton	Double (2-5)	80' 0"	25' 9"
	1 - 25 ton	Double (2-5)	80' 0"	25' 9"
	1 - 30 ton	Single	80' 0"	25' 9"

Leased Unit:

Bay 3	1 - 10 ton	Double (2-5)	97' 0"	25' 9"
	1 - 10 ton	Double (2-5)	97' 0"	25' 9"
	1 - 15 ton	Double (2-7.5)	97' 0"	25' 9"
Bay 4	2 - 10 ton	Double (2-5)	58' 6"	27' 0"
	1 - 10 ton	Double (2-5)	58' 6"	25' 9"

HVAC: **Office:** Heated and air-conditioned by natural gas-fired rooftop package unit(s). **Plant/Warehouse:** Heated by two (2) Powermatic natural gas fired air rotation systems, each producing 3,250,000 BTU.

INTERIOR LIGHTING: **Office:** Fluorescent throughout. **Plant/Warehouse:** High pressure sodium.

EXTERIOR LIGHTING: Pole and wall mounted fixtures.

ELECTRICAL SERVICE: One (1) 34.5 KV / 2500 KVA transformer serviced by PECO Energy.

Office: 120/208 volt, 3 phase, 4 wire. **Plant/Warehouse:** 4000 amp, 277/480 volt, 3 phase, 4 wire main distribution; 200 KVA rectifier for DC cranes.

GAS SERVICE: 2" high-pressure; service provided by PECO Energy.

WATER: 16" industrial main; 10" potable main; serviced by US Steel/Veolia Water.

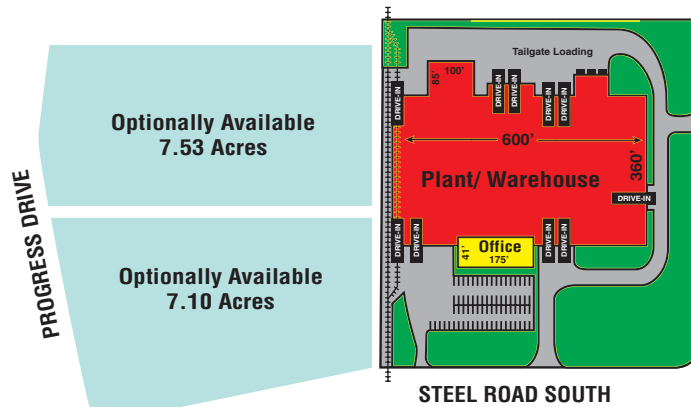
SEWER: Service supplied by US Steel/Veolia Water.

OFFICE AREA: Approx. 14,835 sq. ft. of two-story finished office space (**Available Unit:** Approx. 5,428 sq. ft.; **Leased Unit:** Approx. 9,407 sq. ft.), divided into private offices, bullpen areas, conference rooms and lunch rooms.

ZONING: HI - Heavy Industrial.

SITE PLAN

Note: plan is not to scale



Roddy

Industrial & Commercial Realtors



realestate@roddyinc.com • (215) 245-2600

Visit this property and others on our website at www.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.

LOCATION

Strategically situated in the New Ford Mill Road Industrial Park (AKA Keystone Industrial Port Complex) offering access to Route 13, Route 1, I-95, I-295, Pennsylvania Turnpike (Interstate 276) and New Jersey Turnpike (I-95) as well as bridges to New Jersey.

AIRPORT

Philadelphia International Airport is fifty (50) minutes away, Northeast Philadelphia Airport is thirty (30) minutes away, Newark International Airport is seventy-five (75) minutes away and Trenton-Mercer Airport is twenty (20) minutes away.

HOTEL

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

MISCELLANEOUS

Available Unit:

- Coil pit area in Bay 2 measuring 225' x 72' x 18" deep.

Common Use:

- Truck scale on site; 100,000 lb. capacity.
- Pre-engineered steel lean-to providing 6,000 SF for outside covered storage.
- Ships ladder to the office roof.
- Compressed air distributed throughout.
- Entire rear yard is paved.
- Entire property is cyclone fenced.



Glenview Corporate Center
3220 Tillman Dr. Suite 112
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

Industrial & Commercial Realtors

Roddy

