

# CONDOMINIUM UNITS FOR SALE OR LEASE USER/INVESTOR

## BUCKS COUNTY FACILITY CONVENIENT TO WILLOW GROVE INTERCHANGE OF THE PA TURNPIKE

APPROX. 46,615 SQ. FT., 32,453 SQ. FT. OR 14,162 SQ. FT. ON 7.00 ACRES



**364 Valley Road, Paul Valley Industrial Park  
Warrington, Bucks County, PA 18976**

**Financing:** 100% financing available to a qualified buyer, 50% of which could be at an interest rate of 1.75% for fifteen (15) years and 50% could be at an interest rate of 3.83% for twenty (20) years.

**LOT SIZE:** Approx. 7.00 acres

**PARKING:** Macadam paved parking for approx. eighty-five (85) automobiles. (Expandable)

**AVAILABLE UNITS:** **Unit 200:** Approx. 14,162 sq. ft.

**Unit 300:** Approx. 32,453 sq. ft. **Office Area:** Approx. 3,023 sq. ft.

**AGE OF AVAILABLE UNITS:** Constructed approx. 1987.

**CONSTRUCTION:** **Walls:** Painted concrete block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Carlisle 100 mil EPDM fleece-back roofing system installed 2015 with a 15 year warranty expiring August 2030.

**CEILING HEIGHT:** Approx. 20'1" sloping to 19'5" clear under bar joist.

**LOADING:** **Unit 200:** **Tailgate:** One (1) 10' x 10' insulated electrically-operated steel sectional door having in-floor load leveler, dock bumpers and dock lock. (Expandable).

**Drive-in:** One (1) 12' x 14' insulated electrically-operated steel sectional drive-in door.

**Unit 300:** **Tailgate:** Four (4) docks measuring 10' x 10'. Three (3) insulated electrically-operated steel sectional doors having in-floor hydraulic load levelers and one (1) manually-operated steel sectional door having in-floor hydraulic load leveler. All doors having dock locks and bumpers and three doors (3) having windscreens.

**Drive-in:** Two (2) insulated electrically-operated steel sectional drive-in doors; one (1) measuring 14' x 14' having vision panels and one (1) measuring 12' x 14'.

**COLUMN SPACING:** 40' x 50'

**SPRINKLER SYSTEM:** 100% wet system, supplied via an 8" main. Mercury Systems Fire Alarm monitors the system.

**INTERIOR LIGHTING:** Mix of high pressure sodium and twin tube fluorescent throughout.

**EXTERIOR LIGHTING:** Outside lighting fixtures mounted at roofline of the building to illuminate parking and loading areas.

**ELECTRIC SERVICE:** **Unit 200:** 350 amp 277/480 volts 3 phase 4 wire. **Unit 300:** 800 amp 277/480 volts 3 phase 4 wire. Service provided by PECO

**WATER:** 3" line connected to an 8" main; service provided by Warrington Township Water & Sewer Department.

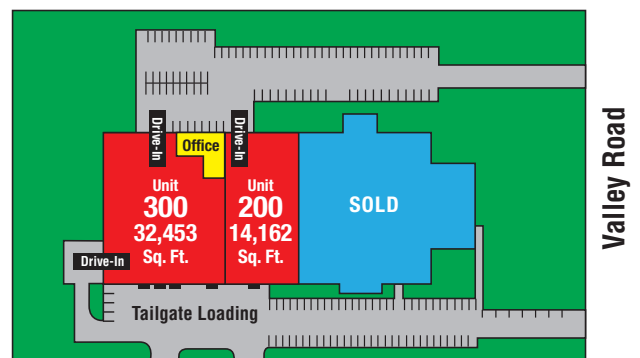
**SEWER:** 8" main, service provided by Warrington Township Water & Sewer Department.

**GAS:** Supplied by PECO Energy via 2" line.

**ZONING:** PI-1 (Planned Industrial District)

### SITE PLAN

NOTE: Plan is not to scale



Costner Drive



**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

**Visit this property and others at: [www.rododyinc.com](http://www.rododyinc.com)**

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### LOCATION

Strategically located just four (4) miles north of the Willow Grove Interchange (Exit 343) of the Pennsylvania Turnpike. The property is within thirty (30) minutes of Center City Philadelphia.

### AIRPORT

The Philadelphia International Airport (PHL) is forty-five (45) minutes away and the Northeast Philadelphia Airport (PNE) is twenty (20) minutes away. The Trenton-Mercer Airport (TTN) is forty-two (42) minutes away.

### HOTELS

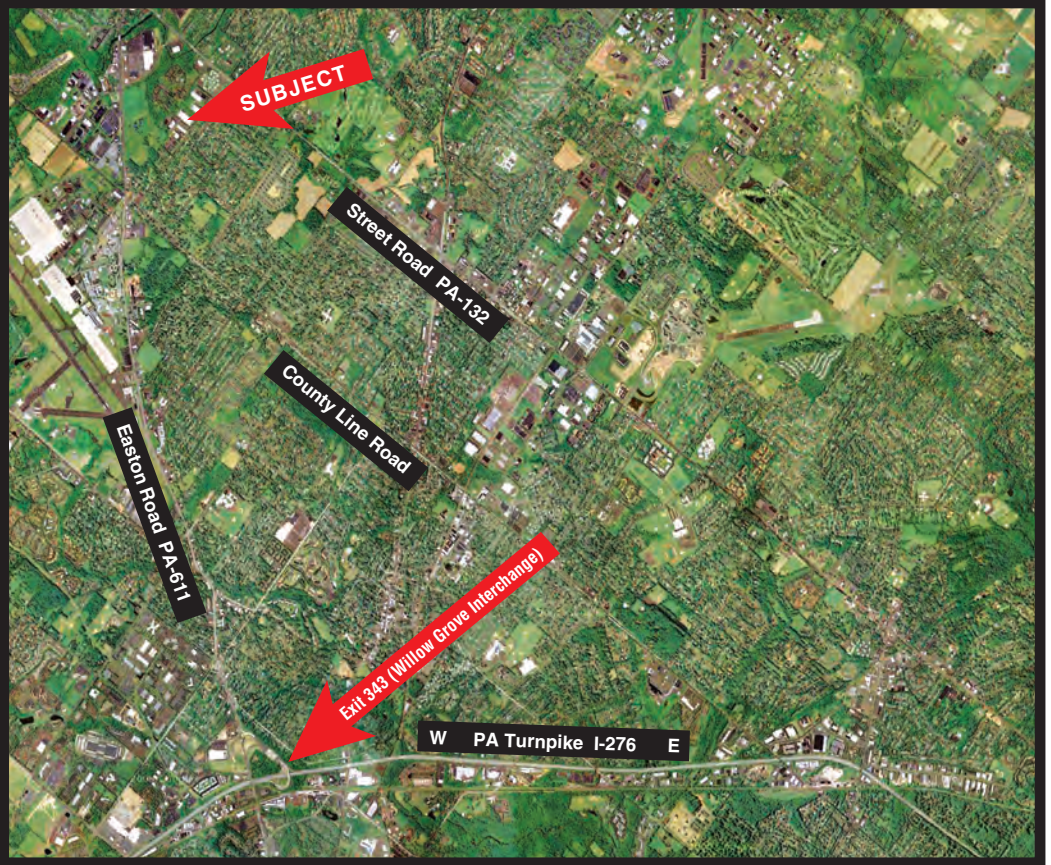
Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

### PUBLIC TRANSPORTATION

SEPTA Bus # 55 originates at Broad Street and Olney Avenue; stops at intersection of Easton and County Line Roads, a short walk to the property.

### MISCELLANEOUS:

- Bus duct distribution
- Compressed air lines
- Epoxied floor
- Skylights



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