

For Sale

PRIME PHILADELPHIA INDUSTRIAL FACILITY

29,254 SQUARE FEET ON 1.54 ACRES



2040-50 Bennett Road (Vicinity of Roosevelt Boulevard / U.S. Route 1 & Woodhaven Road / PA 63), Philadelphia, PA 19116

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

LOT SIZE: Approx. 1.54 acres.

PARKING: Approx. thirty-two (32) automobiles.

DESCRIPTION: Modern one-story warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 29,254 sq. ft. **Warehouse:** Approx. 26,827 sq. ft. **Office:** Original Section & Initial Additions: Approx. 1,377 sq. ft. **Final Addition:** 1,050 sq. ft.

AGE OF BUILDING: Original Section: 1963 Initial Additions: 1971 & 1978 Final Addition: 1998

CONSTRUCTION: Walls: Front: Mix of split-face block and brick. Rear/Sides: Mix of split-face block and painted concrete block. Floors: Assumed but not verified to be 6" reinforced concrete. Roof: Rubber membrane roofing system over gypsum board roof deck (Original Section/Initial Additions) and corrugated metal deck (Final Addition).

CRANES: Original Section/Initial Additions: One (1) one-ton capacity crane having a span of approx. ___' and approx. ___' clear under hook. Final Addition: One (1) two-ton capacity crane having a span of approx. ___' and approx. 10'0" clear under hook.

CEILING HEIGHT: Original Section/Initial Additions: 12'10" sloping to 12'1" clear to underside of bar joist. Final Addition: 17'3" sloping to 14'4" clear to underside of steel purlin.

COLUMNS: Original Section/Initial Additions: 23' x 20'. Final Addition: 28' x 45'.

LOADING: Tailgate: Three (3) doors. Original Section & Initial Additions: Two (2) 10' x 15' manually-operated, insulated steel sectional doors with vision panels. Final Addition: One (1) 12' x 10' manually-operated steel sectional door. Drive-In: Two (2) doors. Original Section & Initial Additions: One (1) 8' x 8' manually-operated wooden door. Final Addition: One (1) 12' x 10' electrically-operated steel roll-up door.

HVAC: Warehouse: Heated via Reznor self-contained natural gas-fired blower units. Offices: Multiple combination rooftop-mounted units.

ELECTRIC: Original Section/Initial Additions: One (1) 45 KVA transformer providing 600 amp 240 volt 3 phase. Final Addition: 400 amp 480 volt 3 phase. Service provided by PECO Energy.

INTERIOR LIGHTING: Combination twin-tube and fluorescent fixtures.

EXTERIOR LIGHTING: Wall-mounted fixtures.

SECURITY: Monitored by ___ at an annual cost of \$___.

OFFICES: Original Section/Initial Additions: Approx. 1,377 sq. ft. divided into multiple private offices, open bullpen, and copy room. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting with baffles, painted drywall, and a mix of VCT flooring and carpeting. Final Additional: Approx. 1,050 sq. ft. divided into multiple private offices, open bullpen, and kitchen.

WATER: 3/4" line connected to a 12" main; service provided by Philadelphia Water Department.

SEWER: 8" sanitary main; service provided by Philadelphia Water Department.

GAS: 3" low pressure; service provided by Philadelphia Gas Works.

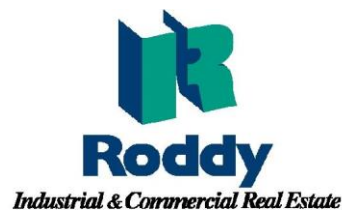
ASSESSMENT: \$1,365,000 (2019)

TAXES: \$19,107 -or- \$0.65/SF (2019)

ZONING: 1-2, Medium Industrial with protective covenants.

SITE PLAN

Note: Plan is not to scale.



Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
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email: realestate@roddyinc.com

Visit this property and others at: www.rododyinc.com

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LOCATION:

Strategically located approx. two (2) miles south of the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike and less than one-half (1/2) mile from Woodhaven Rd (PA 63), the property offers immediate access to the regional highway system and is within twenty (20) minutes of Center City Philadelphia and ninety (90) minutes of New York City.

PUBLIC TRANSPORTATION:

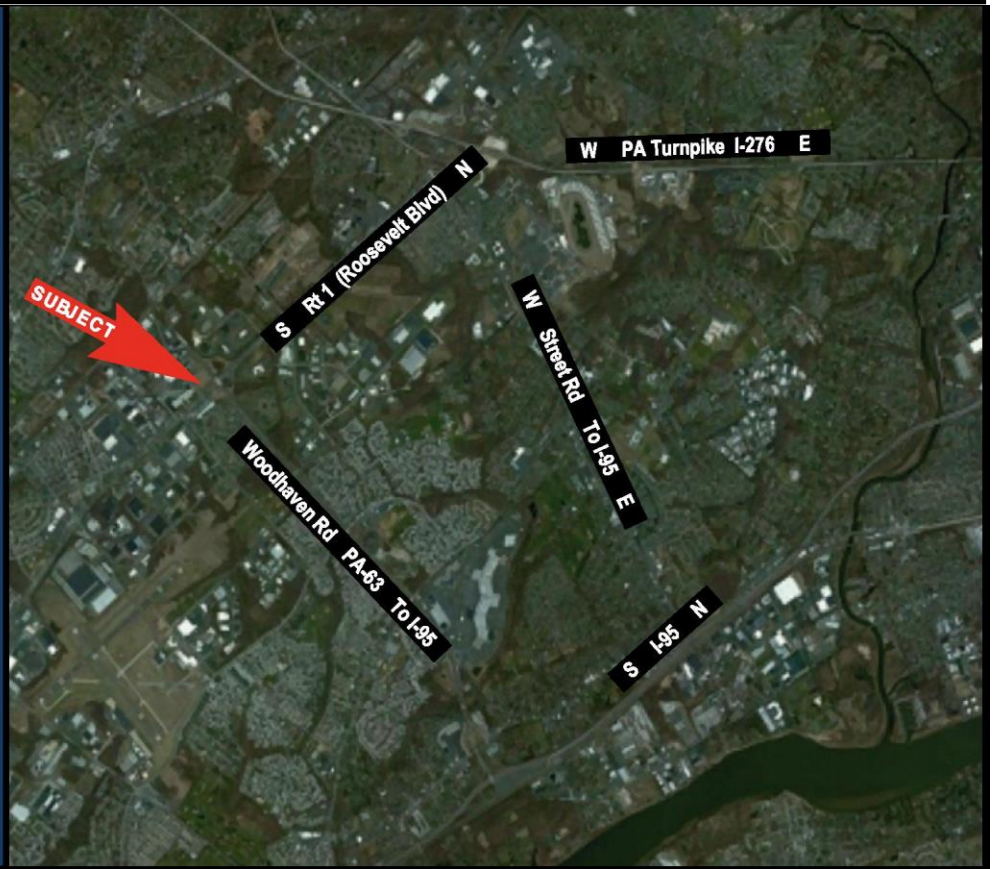
SEPTA Bus 14 originates at the Frankford Transportation Center with a stop located at Roosevelt Blvd and Bennett Rd, a short walk to the property. SEPTA Trenton Regional Rail Line stops at the Cornwell Heights Train Station.

AIRPORT:

Philadelphia International Airport is thirty (30) minutes away and the Northeast Philadelphia Airport is five (5) minutes away.

HOTELS:

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



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Industrial & Commercial Real Estate

