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Industrial & Commercial Real Estate

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2061 HARTEL AVENUE
BRISTOL TOWNSHIP, BUCKS COUNTY, PA 19057
TAX PARCEL #: 05-070-014

LOT SIZE: 1.016 acres

DESCRIPTION: One-story, modern, manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 23,033 sq. ft.

Offices:	Approx. 1,855 sq. ft.
Plant/Warehouse:	Approx. 21,170 sq. ft.

PARKING: Macadam paved parking.

AGE OF BUILDING: Built 1968.

CONSTRUCTION:

Frame: Load bearing masonry and steel columns.

Walls: ***Front*:** Brick veneer over concrete block. ***Sides and Rear*:** Painted concrete block.

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

Roof: Granular modified roof. Upper roof replaced April 2019 with GAF 0.60 TPO roofing system.

CEILING HEIGHT: 14'10" sloping to 14'6" clear to underside of bar joist. High bay of approximately 1,500 sq. ft. having 23'2" clear sloping to 22'0" clear to underside of bar joist.

LOADING:

Tailgate: Two (2) 8' x 9'6" insulated manually operated steel sectional loading doors; one having edge of dock leveler and bumpers.

Drive-In: Three (3) insulated manually operated steel sectional doors; one 12' x 12', one 10' x 12' and one 8' x 8'.

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COLUMN SPACING:	40’ x 40’ and 30’ x 40’.
SPRINKLER SYSTEM:	100% wet system supplied by a 6” main providing .20 density over the most remote 2,000 sq. ft. System is monitored at an annual cost of $1,200.
HVAC:	**Office:** Natural gas fired rooftop package units. **Plant/Warehouse:** Suspended natural gas fired blower units.
INTERIOR LIGHTING:	LED.
EXTERIOR LIGHTING:	Wall-mounted fixtures.
ELECTRIC:	45 KVA transformer, 1200 amp, 240 volt, 3 phase; service provided by PECO.
OFFICE AREA:	1,855 sq. ft. divided into three (3) private offices, one (1) conference room and one (1) kitchenette. Finishes include 2’ x 4’ acoustical ceiling tiles, 2’ x 4’ fluorescent lighting, a mix of carpet and VCT flooring and painted paneling.
TOILET FACILITIES:	***Office:*** One (1) men’s room with one (1) water closet and one (1) lavatory. One (1) ladies room with one (1) water closet and one (1) lavatory. Finishes include 2’ x 4’ acoustical ceiling tiles, fluorescent lighting, ceramic tile flooring and painted concrete block with a wainscot of ceramic tile. ***Plant/Warehouse:*** One (1) men’s room with one (1) water closets and one (1) deep sink. Finishes include 2’ x 4’ acoustical ceiling tiles, fluorescent lighting, concrete floor and painted concrete block.
WATER:	Service supplied by Aqua.
SEWER:	Service supplied by Bristol Township Sewer Department.
GAS:	Service supplied by PECO.
ASSESSMENT:	$136,000 (2019)
TAXES:	County: $ 3,325 (2019) Township: $ 3,261 (2019) School: $ 29,939 (2019) TOTAL: $ 36,525 ($1.57/SF)
ZONING:	M-1 Light Manufacturing

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LOCATION:	The property offers immediate access to the Delaware Valley (Exit 358) Interchange of the Pennsylvania Turnpike (I-276) and is within five (5) minutes of the Bristol/Route 413 (Exit 39) Interchange of Interstate 95. Drive time to Center City Philadelphia is thirty-five (35) minutes, Trenton, New Jersey is fifteen (15) minutes, and New York City is ninety (90) minutes.
AIRPORT:	Philadelphia International (PHL) is forty-five (45) minutes away, Northeast Philadelphia (PNE) is twenty-five (25) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes away.
HOTELS:	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
PUBLIC TRANSPORTATION:	SEPTA Bus 128 originates at Neshaminy Mall and stops at the intersection of Bristol Pike and Green Lane, a short walk to the property. SEPTA Regional Rail Trenton line stops at the Croydon Train Station.
MISCELLANEOUS:	Perimeter windows throughout warehouse providing natural daylight. Fenced-in lot.

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