

AVAILABLE

# PRIME BUCKS COUNTY INDUSTRIAL FACILITY

## APPROX. 36,856 SQ. FT. ON 2.19 ACRES



154 Railroad Drive, Northampton Industrial Park, Ivyland, Bucks County, PA 18974

**LOT SIZE:** 2.19 acres

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

**SIZE OF BUILDING:** Approx. 36,856 sq. ft., **Offices:** Approx. 5,000 sq. ft.  
**Plant/Warehouse:** Approx. 31,856 sq. ft.

**PARKING:** Macadam paved parking for forty-six (46) automobiles.

**AGE OF BUILDING:** Built 1990.

**CONSTRUCTION:** **Frame:** Structural steel. **Walls:** *Front:* Brick over concrete block. *Sides & Rear:* Stucco over concrete block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** Rubber membrane roofing system installed 2009.

**CEILING HEIGHT:** 17'6" sloping to 16'4" clear under bar joist.

**LOADING:** **Tailgate:** Two (2) 8' x 8' manually operated insulated steel sectional doors having in-floor load levelers, dock light, dock fan and bollards. **Drive-In:** One (1) 10' x 12' manually operated insulated steel sectional door having bollards.

**COLUMN SPACING:** 45' x 33'

**HVAC:** **Office:** Heated and cooled via natural gas fired rooftop package unit. **Plant/Warehouse:** Heated via two (2) natural gas fired suspended Resnor units. Approx. 5,000 sq. ft. is 100% climate controlled via two (2) natural gas fired rooftop package units.

**INTERIOR LIGHTING:** LED lighting.

**EXTERIOR LIGHTING:** Wall-mounted fixtures.

**ELECTRIC:** 75 KVA transformer, 600 amp, three phase, 480/208Y/120 volt; service provided by PECO.

**OFFICE AREA:** Approx. 5,000 sq. ft. divided into nine (9) private offices, conference room, open bullpen area, server room and break room with base cabinet and sink. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and a mix of VCT flooring and carpet.

**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 with fluorescent lighting, painted drywall and VCT flooring. **Plant/Warehouse:** One (1) men's room with two (2) water closets, one (1) urinal and two (2) lavatories. One (1) ladies' room including small changing area with two (2) water closets and two (2) lavatories. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted concrete block, and VCT flooring.

**SPRINKLER SYSTEM:** 100% wet system.

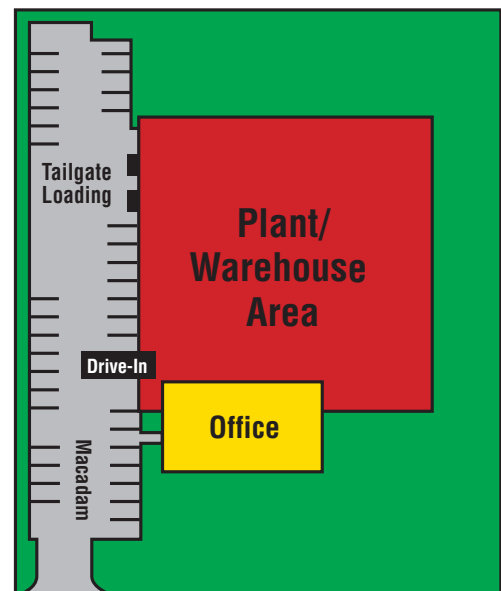
**WATER:** Service provided by Northampton Bucks County Municipal Authority.

**GAS:** 4" high pressure service; supplied by PECO.

**ZONING:** LI – Light Industrial

### S I T E P L A N

NOTE: Plan is not to scale



Railroad Drive



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### LOCATION

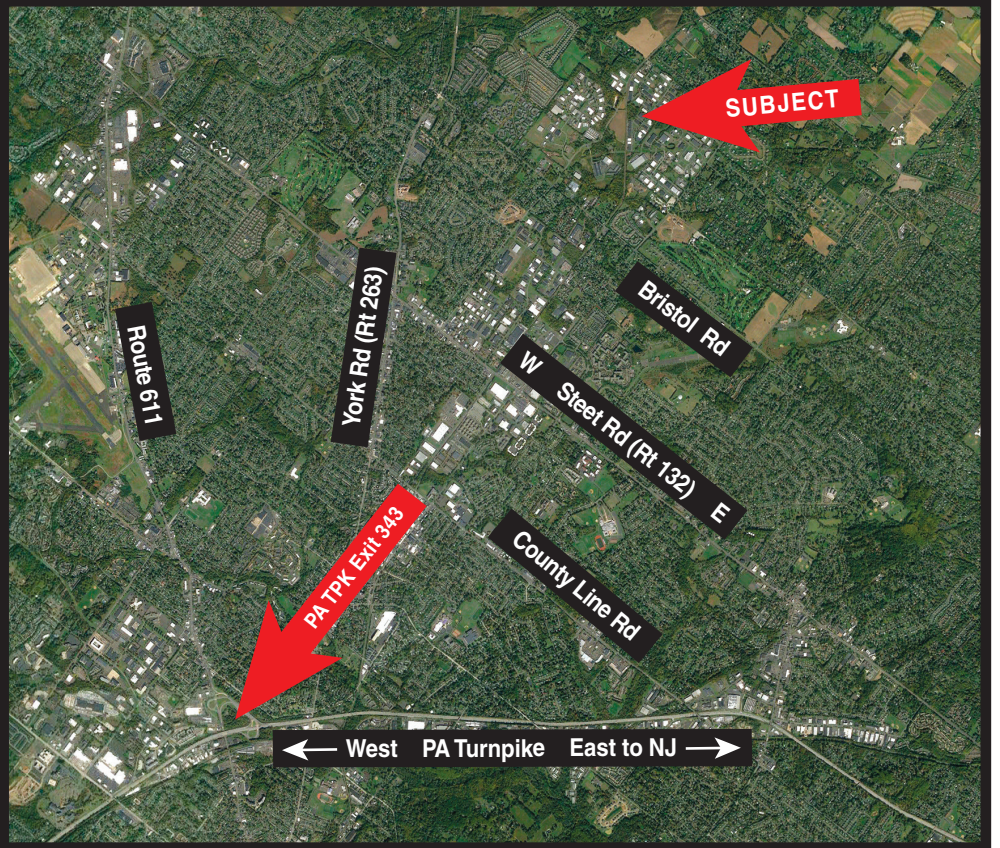
Strategically located in the Northampton Industrial Park offering convenient access to the Willow Grove Interchange (Exit 343) and Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike (I-276), Street Road (Route 132), County Line Road, Easton Road (Route 611) and York Road (Route 263).

### AIRPORT

Philadelphia International (PHL) is fifty-eight (58) minutes away, Northeast Philadelphia (PNE) is thirty-five (35) minutes away and Trenton-Mercer (TTN) is thirty-four (34) minutes away

### HOTELS

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



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