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Industrial & Commercial Real Estate



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**PREMISES:** 1050 Wheeler Way  
Bucks County Business Park  
Middletown Township,  
Langhorne, Bucks County, PA  
Tax ID # 22-021-066-002

**LOT SIZE:** Approx. 10.00 acres.

**DESCRIPTION:** One-story, modern, mostly air-conditioned distribution facility.

**SIZE OF BUILDING:** ±139,015 sq. ft.  
**Offices:** ±6,000 sq. ft.  
**Warehouse:** ±133,015 sq. ft.

**PARKING:** Macadam paved parking for ±132 automobiles.

**AGE OF BUILDING:** 1975 (±111,825 sq. ft.); 2017 (±27,190 sq. ft.).

**CONSTRUCTION:**  
**Walls:** *Original Building:* Insulated steel sandwich panel.  
*Addition:* Insulated steel sandwich panel to a height of 10' and from same to roofline insulated steel panel with a vinyl barrier.  
**Floor:** Assumed but not verified to be 6" concrete reinforced with 6" x 6" 6/6 wire mesh with a 6" rock base.  
**Roof:** *Original Building:* R20 3.5" Polyisocyanurate Insulation Firestone TPO membrane system, mechanically attached; warrantied through December 2031; interior roof drainage and interior roof ladder. *Addition:* 24-gauge Galvalume standing seam roof coated with Unicote 2000.

**CEILING HEIGHT:** **Warehouse:** *Original Building:* ±20'2" clear under bar joist (excluding staging area). *Addition:* ±23'6" sloping to ±21'1" clear under bar joist. *Office:* ±9'0" under drop ceiling.

**COLUMN SPACING:** **Warehouse:** *Original Building:* Mostly 50' x 40'. *Addition:* ±74.9' x ±342.4' clear span.



- LOADING:** Tailgate Docks: Eight (8) 8' x 10' electrically operated insulated steel sectional doors having steel door jambs, vision panels, air curtains, bollards, and concrete dolly pad – two (2) having Poweramp hydraulic levelers and Blue Giant dock locks; six (6) having Rite-Hite hydraulic levelers and Kelley STAR4 dock locks.
- Drive-In: Three (3) electrically operated doors – one (1) 12' x 17' insulated steel sectional door with vision panels and bollards, one (1) 10' x 12' insulated steel sectional door, and one (1) 10' x 12' insulated steel roll-up door.
- SPRINKLER SYSTEM:** 100% served by a wet system, which is supplied via an 8" fire service. Monitored by Guy M. Cooper Mechanical Contractors at an annual cost of \$1,100.
- HVAC:** Warehouse: Original Building (±105,825 SF): Fully heated and air-conditioned by a natural gas-fired Johnson Air-Rotation system. Addition (±27,190 SF): Fully heated by natural gas fired blower units; fans throughout.
- Office (±6,000 SF): Fully heated and air-conditioned by rooftop package units.
- INTERIOR LIGHTING:** Warehouse: Original Building: Combination T5/T8/LED fixtures, some with motion sensors; skylights throughout. Addition: LED fixtures, some with motion sensors.
- Office: 2' x 4' fluorescent fixtures with parabolic lenses.
- EXTERIOR LIGHTING:** Wall-mounted and pole-mounted fixtures.
- ELECTRIC:** One (1) 1000 KVA, 277/480 volt, pad-mounted transformer supplying to the building 1600 amp, 277/480 volt, 3 phase, 4 wire service; provided by PECO Energy.
- GENERATOR:** 85 KW natural gas-fired roof mounted backup generator; supplies power to critical systems (lights, safety, and server room).
- OFFICE AREA:** ±6,000 sq. ft. of offices consisting of three (3) large bullpen areas, nine (9) private offices, one (1) executive office, and a lunchroom. Finishes include painted drywall, 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting with parabolic lenses, and carpeted floors.
- TOILET FACILITIES:** Office: One (1) ladies' room containing two (2) water closets and two (2) lavatories. One (1) men's room containing one (1) water closet, one (1) urinal and two (2) lavatories. Finishes include painted drywall with a ceramic tile wainscot, 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, and ceramic tile flooring.



**TOILET FACILITIES (cont'd):** Warehouse: One (1) ladies' restroom/locker facility containing three (3) water closets and three (3) lavatories. One (1) men's room containing two (2) water closets, five (5) urinals, two (2) single lavatories, and a double lavatory. Finishes include painted block walls, 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, and ceramic tile flooring.

**WATER:** 3" line connected to a 12" main; service supplied by Bucks County Water & Sewer Authority.

**SEWER:** 12" main; service supplied by Bucks County Water & Sewer Authority.

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

**ASSESSMENT:** \$682,090 (2021)

**REAL ESTATE TAXES:**

County:	\$ 17,359 (2021)
Township:	\$ 11,985 (2021)
School:	\$ <u>112,954</u> (2021)
<b>TOTAL:</b>	<b>\$ 142,298 (\$1.02/sf)</b>

**ZONING:** M-1 – Light Manufacturing

**SECURITY:** Entire building is wired for security protection.

**LOCATION:** Strategically situated in the Bucks County Business Park at the Maple Avenue Exit of Route 1 offering immediate access to Interstate 95, the Pennsylvania Turnpike (Interstate 276) and the New Jersey Turnpike (Interstate 95) as well as bridges to New Jersey.

**AIRPORT:** Philadelphia International (PHL) is forty (40) minutes away, Northeast Philadelphia (PNE) is twenty (20) minutes away, Newark International (EWR) is seventy (70) minutes away and Trenton-Mercer (TTN) is twenty (20) minutes away.

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

**PUBLIC TRANSPORTATION:** The West Trenton Line is a SEPTA Regional Rail line connecting Center City Philadelphia to Trenton, New Jersey and stops at the Langhorne Rail Station. SEPTA Bus 14 operates 24 hours along Roosevelt Blvd from Oxford Valley and Neshaminy Malls to the Frankford Transportation Center, stopping at Maple Ave and Wheeler Way, a short walk to the property.



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**MISCELLANEOUS:**

- **Eight (8) forklift battery charging stations.**
- **Breakroom/locker room having lockers, sink, water cooler, tables, and televisions. Finishes include painted block walls, 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, and vinyl composition tile flooring.**