



## 22,000 SF Warehouse Building For Sale or Lease – *Immediate Possession* 20 Roberta Avenue, Collingdale, PA



- **Office Space:** 700± SF (2 private offices, bullpen area, restrooms, lunch room)
- **Ceiling Height / Column Spacing:** 15' – 24' / 20' x 20'
- **Loading:** 3 tailgate docks: 1 interior & 1 exterior dock on Roberta Ave / 1 exterior dock on Wolfenden Ave
- **HVAC:** Heated by gas infra-red system. Offices centrally air-conditioned.
- **Lot Size:** 0.53 acres through to Wolfenden Avenue.
- **Frontage:** 95' Roberta Avenue / 105' Wolfenden Avenue
- **Parking:** off street parking for 9 cars
- **16 camera security system**
- **Fire Suppression:** Wet
- **2019 Real Estate Taxes:** ±\$22,000 per year
- **Lease Rate:** \$7.00 per square foot, NNN

**For information, please contact:**

**TIM BROGAN**

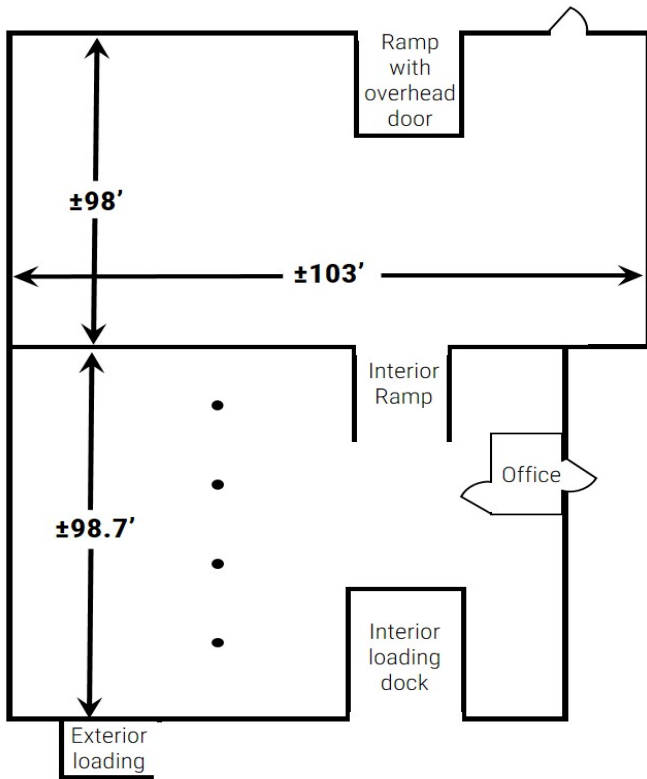
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**Wolfenden Avenue**



**Roberta Avenue**

