



**12401 McNULTY ROAD
BYBERRY EAST – PHILADELPHIA INDUSTRIAL PARK
PHILADELPHIA, PA 19154**

Tax ID: 88-4292544

LOT SIZE:	19.61 Acres
DESCRIPTION:	Modern one (1) story masonry and insulated steel sandwich panel building.
SIZE OF BUILDING:	Approx. 229,755 sq. ft.
AVAILABLE SPACE:	Approx. 92,640 sq. ft. (386' x 240') Office: Approx. 730 sq. ft. Plant/Warehouse: Approx. 91,910 sq. ft.
PARKING FOR AVAILABLE SPACE:	Approx. seventy-four (74) automobiles and fifteen (15) trailers.
AGE OF BUILDING:	Constructed in 1988.
CONSTRUCTION:	Frame: Perimeter steel. Walls: Plant/Warehouse: Combination wainscot of split-face block with insulated steel sandwich panel above. Floor: Assumed but not verified to be 6" concrete reinforced with 6" x 6" welded wire (2.9 x 2.9). Roof: Plant/Warehouse: .045 mil ballasted EPDM roofing membrane over 2" isocyanurate insulation on top of steel deck.
CEILING HEIGHT:	Plant/Warehouse: 28'0" average to underside of bar joist.
LOADING IN AVAILABLE SPACE:	Tailgate: Eleven (11) 8' x 10' manually-operated insulated steel sectional doors. All docks having steel door jambs, vision panels and dock seals; seven (7) docks having Rite-Hite mechanical levelers and dock lights; and four (4) docks having scissor gates. Two (2) concrete dolly pads—dock side is 13' wide, trailer parking side is 12' wide. 170' deep cyclone-fenced truck court.
COLUMN SPACING:	32' x 40'
SPRINKLER SYSTEM:	100% sprinklered by a wet system supplied by an 8" main providing 0.2 density over the most remote 2,500 square feet; monitored by Precision Sprinkler (to include sprinkler, security and computer system monitoring). The system can be easily converted to an ESFR system by simply replacing the sprinkler heads inasmuch as the piping was sized for same.
HVAC IN: AVAILABLE SPACE:	Plant/Warehouse: Serviced by one (1) King National Air natural gas fired air-rotation system supplying 2 million BTUs per hour. Rooftop electric-powered ventilation fans throughout.



- INTERIOR LIGHTING:** Office: 2' x 4' fluorescent fixtures.
Plant/Warehouse: T8 and T5 fluorescent fixtures with motion sensors.
- EXTERIOR LIGHTING:** Entire site illuminated by wall-mounted and pole-mounted fixtures.
- ELECTRIC:** One (1) 13,200 volt, 1500 KVA transformer (property owned) providing 2000 amp 480/277 volt 3p/4w service; supplied by PECO Energy.
- OFFICES IN AVAILABLE SPACE:** Approx. 730 sq. ft. shipper's office. Finishes include 2' x 4' acoustical ceiling tile, 2' x 4' fluorescent lighting, painted drywall and vinyl composition tile flooring.
- TOILET FACILITIES:** Office: One (1) unisex restroom (adjacent to shipper's office) having one (1) lavatory and one (1) water closet. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted block walls and vinyl composition tile flooring.
Plant/Warehouse: One (1) men's room with one (1) water closet, one (1) urinal 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, 2' x 4' fluorescent lighting, painted drywall and vinyl sheet goods flooring.
- WATER:** 12" main service, 3" domestic service, 8" fire service; supplied by Philadelphia Water & Sewer Department.
- SEWER:** 8" sanitary service, 12"-15" stormwater service; supplied by Philadelphia Water & Sewer Department.
- GAS:** 6" high pressure service; supplied by Philadelphia Gas Works.
- ASSESSMENT:** \$8,395,000 (2018)
- REAL ESTATE TAXES:** \$117,513.22 or \$0.51/SF (2018)
- ZONING:** I-1 Light Industrial (*Previously known as L-2 Limited Industrial*)
- SECURITY MONITORING:** Entire building is wired for security protection. System monitored by Sonitrol. Twelve (12) security cameras mounted along perimeter of building; monitored internally. Camera system can be accessed remotely via the internet.
- LOCATION:** Superbly located within the Byberry East Section of the Philadelphia Industrial Park just east of US Route 1 (Roosevelt Blvd) and north of Route 63 (Woodhaven Rd) providing convenient access to Interstate 95, Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike and PA-132 (Street Rd).
- AIRPORT:** Northeast Philadelphia (PNE) is five (5) minutes south; Philadelphia International (PHL) is thirty (30) minutes south.
- HOTELS:** Most major hotels are represented in the area within a five (5) minute drive.



**12401 McNULTY RD
PHILADELPHIA, PA
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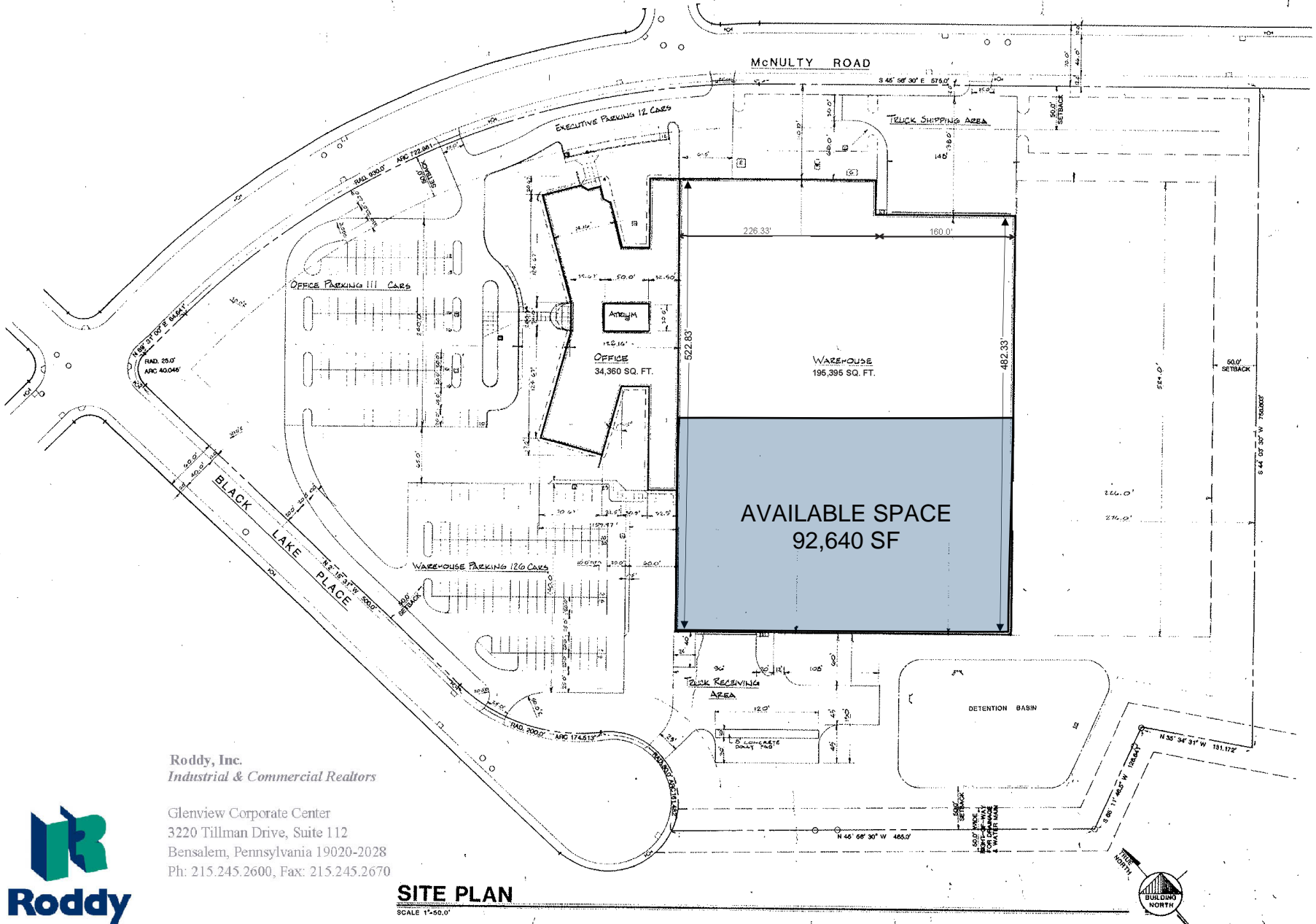
**PUBLIC
TRANSPORTATION:**

SEPTA's 84 bus stops at the property. Route 84 originates at the Frankford Transportation Center and ends at Bustleton Avenue and County Line Road.

MISCELLANEOUS:

- Extensive forklift battery charging area—12 charging stations.
- Break room (approx. 20' x 30') located behind the entrance.

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Roddy, Inc.
Industrial & Commercial Realtors

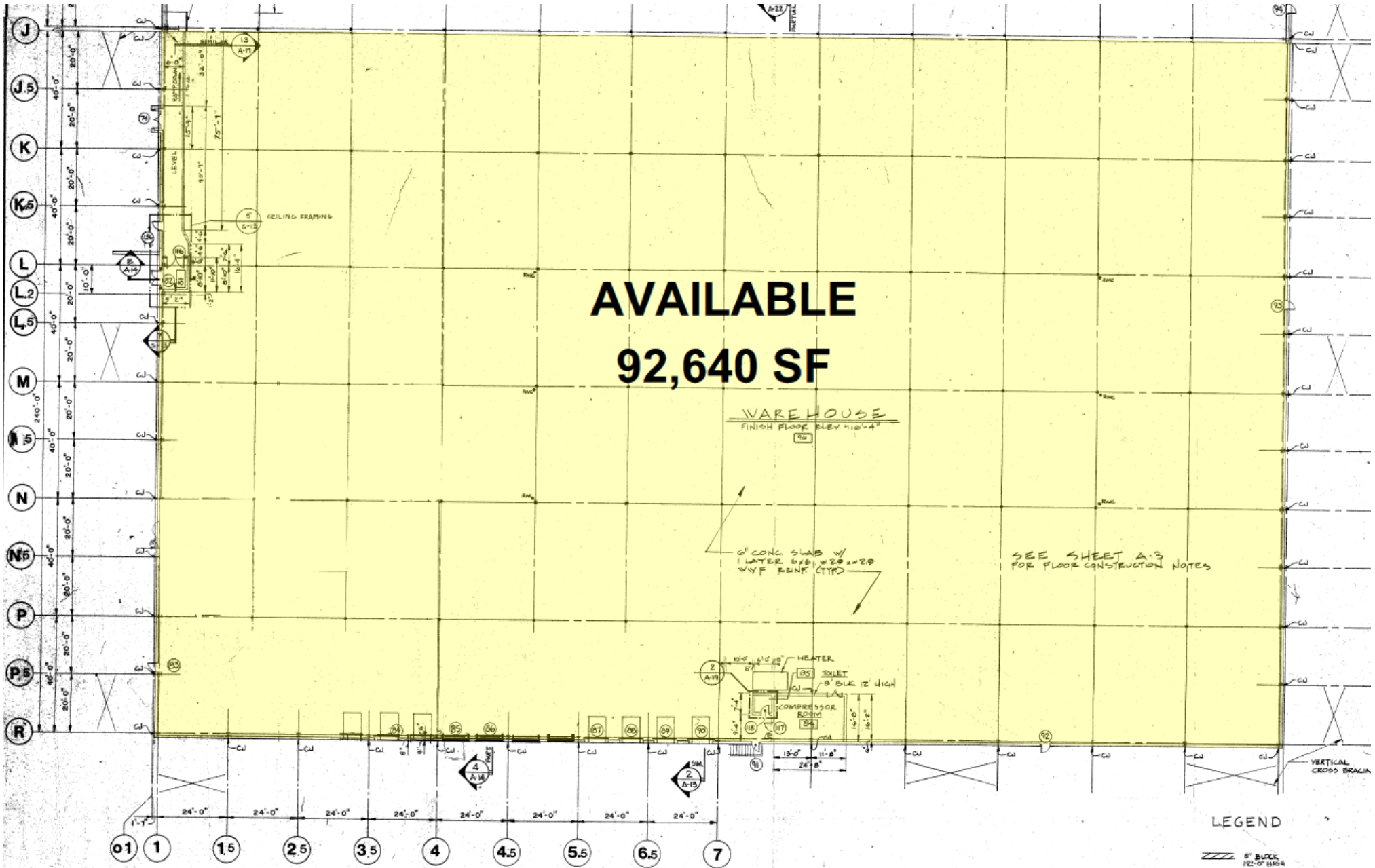
Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, Pennsylvania 19020-2028
Ph: 215.245.2600, Fax: 215.245.2670



SITE PLAN
SCALE 1"=50.0'

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

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