

FOR LEASE

8,000± SF INDUSTRIAL SPACE



**27 Steam Whistle Drive
Ivlyland, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Total Building Size: 24,000± all on one level

Lot Size:2.1 acres

Total Available Space: 8,000± SF

Warehouse Space:5,500± SF

Office Space: 2,500± SF

Consisting of private offices, showroom, break-room, changing room, and shop office

Toilet Facilities:

Office

one (1) women's bathroom (toilet and wash basin)

one (1) men's bathroom (toilet and wash basin)

Warehouse

one (1) unisex bathroom (toilet and wash basin)

one (1) men's bathroom (toilet, urinal, and wash basin)

Building Construction:

Floors - Reinforced concrete

Walls - Concrete block & brick over concrete block

Columns - Steel

Ceiling - Insulated metal decking

Roof - Single-ply membrane roof

Ceiling Height: 12'7" clear

Power: Two (2) 400 amp, 120.208 volt, three phase services

Lighting: High-pressure sodium quartz

Heating: Individually fired roof mounted natural gas-fired units

Air Conditioning: ... Entire facility has A/C 28 1/2-tons roof mounted units consisting of two (2) 7 1/2-tons units, two (2) 5-ton units, & one (1) 3 1/2-ton unit

Loading:

Two (2) 8'x8' tailgate doors,

One (1) electrically controlled, One (1) 12'x12'

on-grade drive-in door which is electrically controlled

Water: Supplied Township Municipal Authority

Sewer: Supplied Township Municipal Authority

Municipality: Northampton Township

Tax ID: 31-001-008-014

Taxes: \$22,908.59 (\$0.96 PSF)

Zoning: I1 - Planned Industrial/Office District

Leasing Price: \$7.25 PSF (includes taxes, insurance & CAM) plus utilities











