

PROPERTY INFORMATION PACKAGE



1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

**23, 25, 27, & 29 RICHARD ROAD
IVYLAND, PA**

MUTUAL REAL ESTATE CONTACT:

**LOUIS J. SYRKUS
OR
LEE J. FADEN**

Summary of Pertinent Information

ADDRESS:	23, 25, 27, and 29 Richard Road
TOWNSHIP:	Northampton
COUNTY:	Bucks
STATE:	Pennsylvania
ZONING:	I-1 Planned Industrial/Office
LOT SIZE:	± 4.2 acres
BUILDING SIZE:	± 56,000 square feet
PROPERTY DESCRIPTION:	One story masonry with steel support industrial building with a brick front and concrete block making up the exterior walls. Commercial grade carpet is in the office areas, tile flooring is in the open flex/lab areas, and reinforced concrete floors are in the warehouse.
AVAILABLE SPACE:	<p>A total of up to 32,000 square feet is available.</p> <p><u>Unit 23</u> consists of ±8,000 square feet and has approximately 10% of office fit out space with the balance heated warehouse.</p> <p><u>Units 25, 27, and 29</u> currently comprise 24,000 square feet of contiguous office/ flex, dry lab space. This space may be divisible to ±8,000 square foot units.</p>
WATER:	Public
SEWER:	Septic Tank (Public Sewer Service is scheduled for third quarter 2011).
GAS:	Natural Gas Service

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BATHROOMS:	Male and Female Lavatories in each \pm 8,000 square foot unit. <u>Unit 25</u> has an additional Ladies' & Men's Rooms.
LOADING:	<u>Units 23 and 29</u> each have one (1) Tailgate Loading Dock and one (1) Drive-in-door. <u>Units 25 and 27</u> only have one (1) Tailgate Loading Dock.
PARKING:	Ample parking is available in the front, side, and rear of the building.
CEILING HEIGHT:	17 feet clear under the beam.
ELECTRIC:	<u>Unit 23:</u> 240V 400 AMP- 3 Phase <u>Unit 25:</u> 240V 600 AMP- 3 Phase <u>Unit 27:</u> 240V 800 AMP- 3 Phase <u>Unit 29:</u> 240V 600 AMP- 3 Phase
HVAC SYSTEM:	<u>Unit 23:</u> Office area has Electric roof mounted Air Condition/Heat forced air unit. The Warehouse has gas suspended ceiling unit heaters. <u>Units 25, 27, & 29:</u> Multiple roof mounted gas combined Air Conditioning/Heat units supply tempered air to each 8,000 square foot section. <u>Unit 25:</u> HVAC (two 20 Ton, one 15 Ton, and one 5 Ton) and Gas Heat. <u>Unit 27:</u> HVAC (two 20 Ton) and gas heat. <u>Unit 29:</u> HVAC (two 20 Ton, one 15 Ton, and one 5 Ton) and gas heat.
UPGRADED AMMENITIES:	<u>Units 25, 27, & 29</u> -Corby Access Control Systems Alarm provides keyless entry for employees, timed locks on doors, and a system which can be monitored, programmed, and produce reports printed from an on or off site location.

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-DSC standard business security system offers sensors/sirens throughout the facility (door, hallway, garage doors, etc.) and is monitored 24 hours a day, 7 days a week, thru Residential Alarm Service.

-Bosch Security System with 16 Security Cameras inside and outside, and a Divar 2 Control Center and Archive Player, which affords live and archive viewing from any PC.

-Computer networking throughout into computer room.

-CAT 5 Wiring throughout.

-Telephone wiring throughout.

-Gutters/downspouts have heating elements (Icing prevention).

-HVAC computer control system.

-Emergency lighting throughout.

-Illuminated Emergency exit signs.

Unit 25

-Cafeteria with tiled floor and employee locker room.

-Factory area has Epoxy anti-static flooring.

-±600 square foot office with carpet and drop ceiling with lighting.

-2 Enlarged storage rooms (janitorial items).

Unit 27

-Factory area has anti-static tile flooring.

-Large office space with carpet and drop ceiling with lighting.

-Factory floor warehouse lighting.

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Unit 29

-Factory area has anti-static tile flooring.

-Small office space with carpet and drop ceiling with lighting.

-Factory floor warehouse lighting.

SPRINKLER SYSTEM:

No

TAX PARCEL:

31001004-008, 31001004-009

ASSESSMENTS:

Land: \$50,400
Building: \$243,800
Total: \$294,200

TAXES:

Local: \$3,277
School: \$32,562
County: \$6,455
Total: \$42,294 (2010)
Per square foot rate per annum: \pm \$.76

INSURANCE:

\$4,600- \pm \$.08 per square foot per annum (2010)

COMMON AREA MAINTENANCE:

\$30,406- \pm \$.54 per square foot per annum (2010)

TOTAL NET, NET, NET CHARGES:

\pm \$1.38 per square foot per annum (2010)

MISCELLANEOUS:

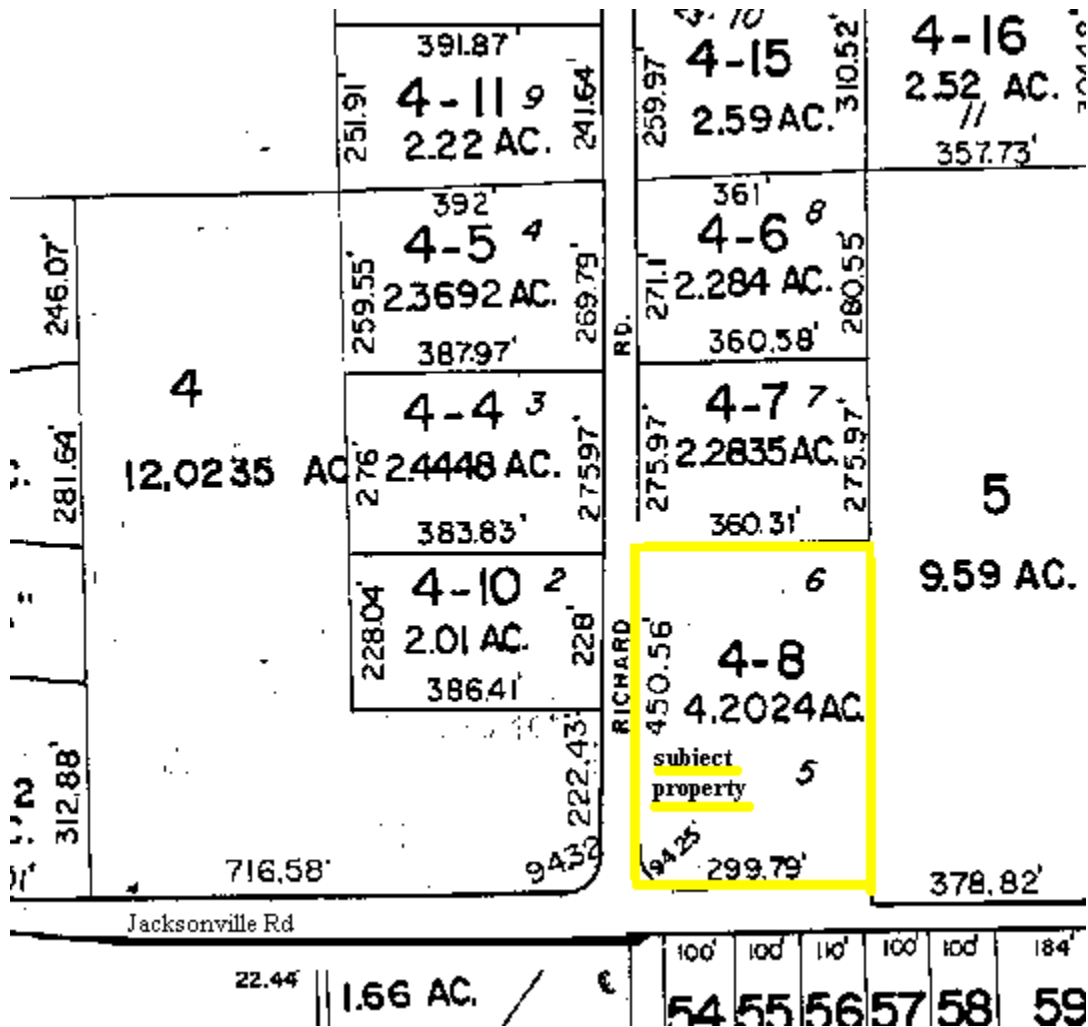
Great Frontage on very busy Jacksonville Rd (Route 332) and has easy access to Second Street Pike (Route 232), York Road (Route 263), Street Road (Route 132), and the PA Turnpike.

RENTAL RATES:

Unit 23: \$5.75 per square foot per annum;
Net, Net, Net

Units 25, 27, & 29: \$8.75 per square foot per annum;
Net, Net, Net

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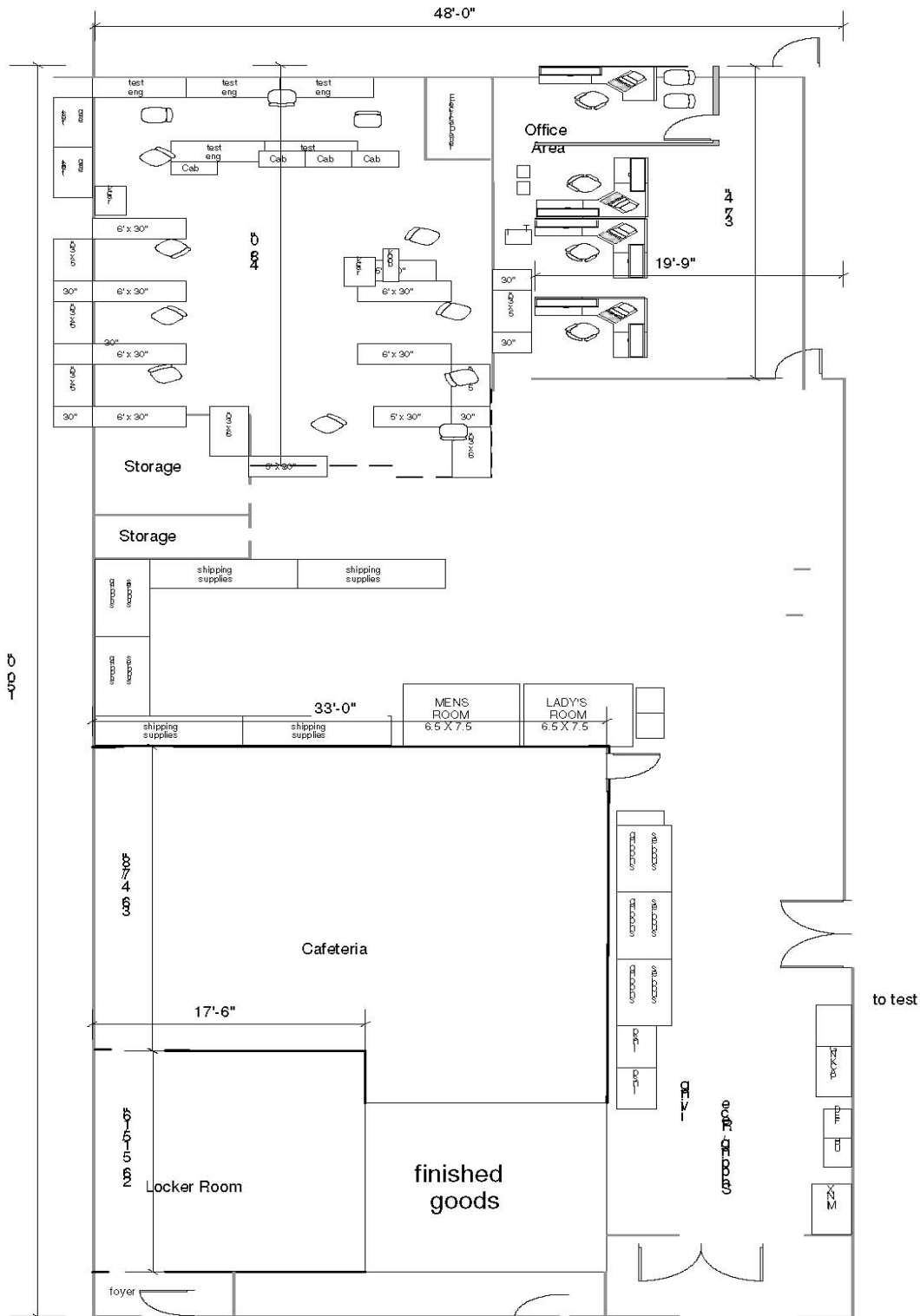
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17-29 Richard Road

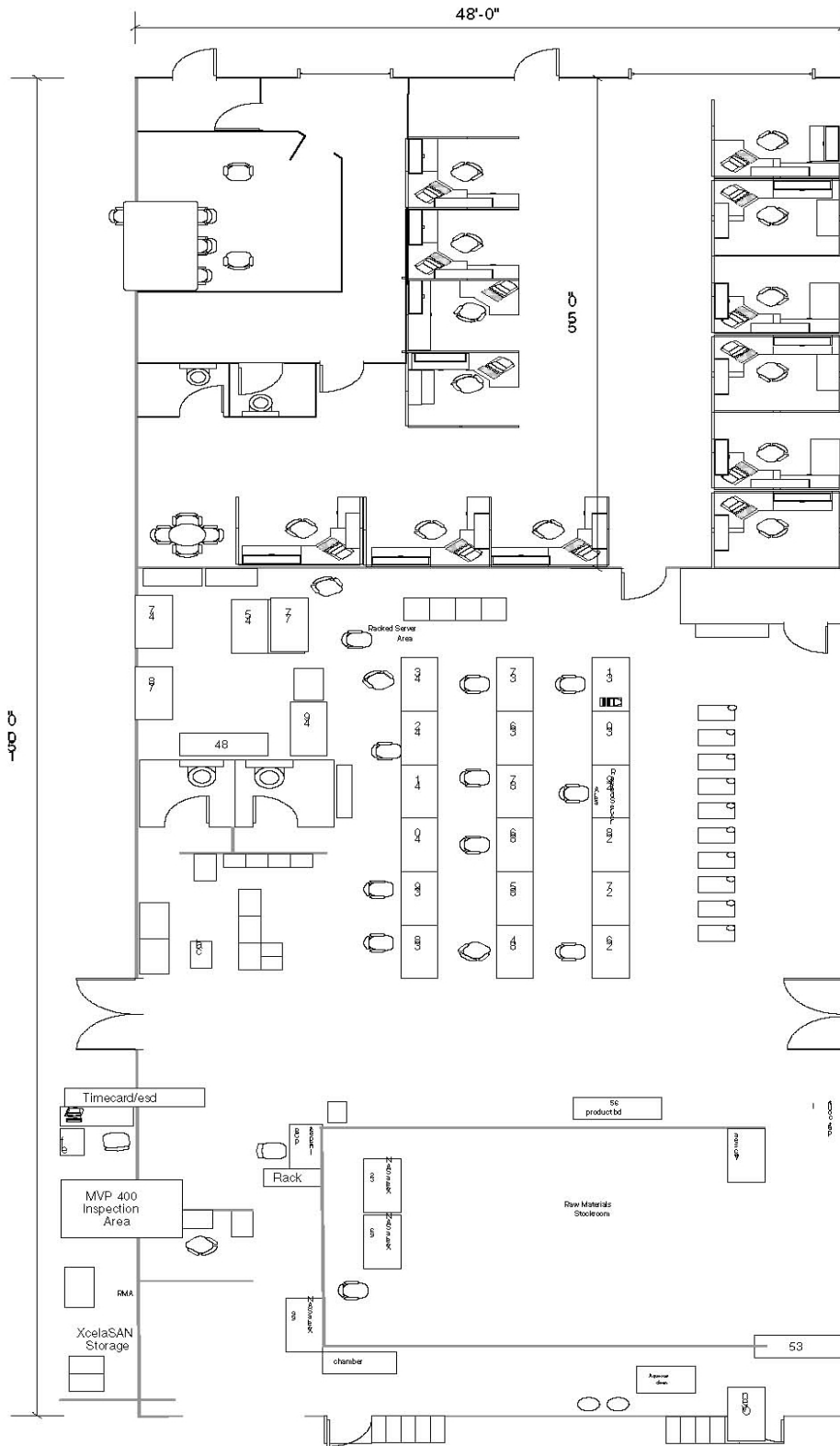
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25 Richard Rd.

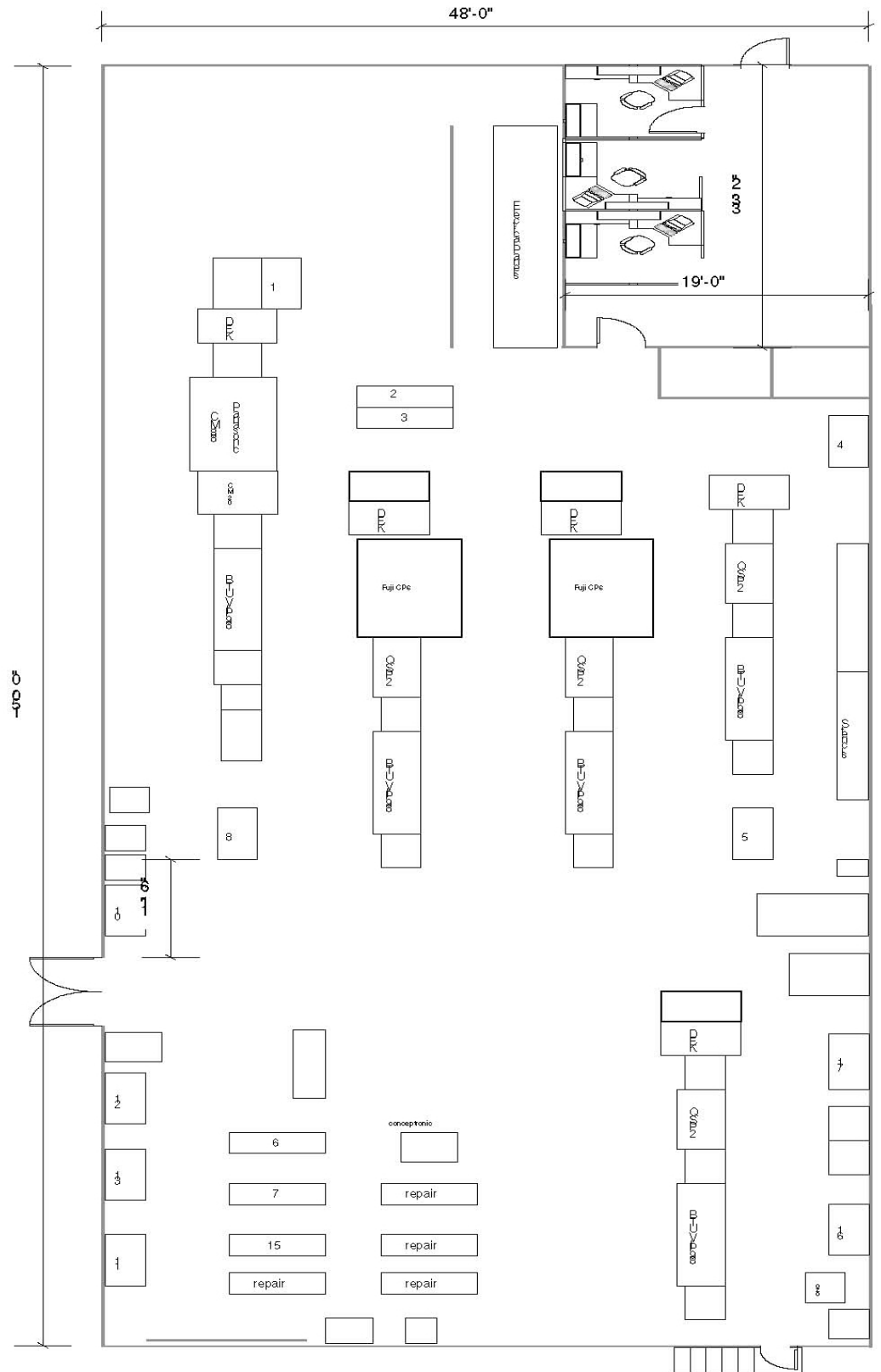
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27 Richard Road

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29 Richard Rd.

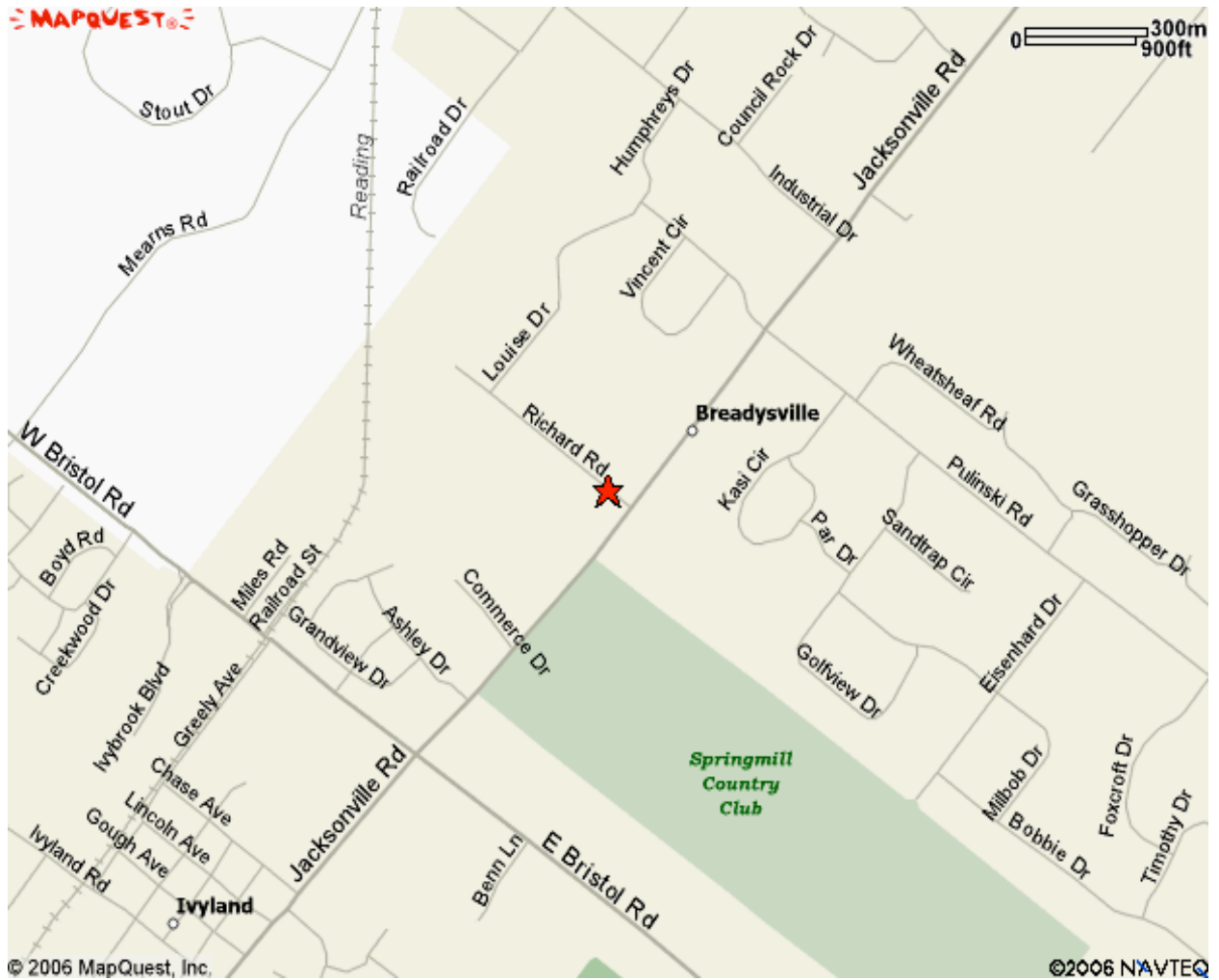


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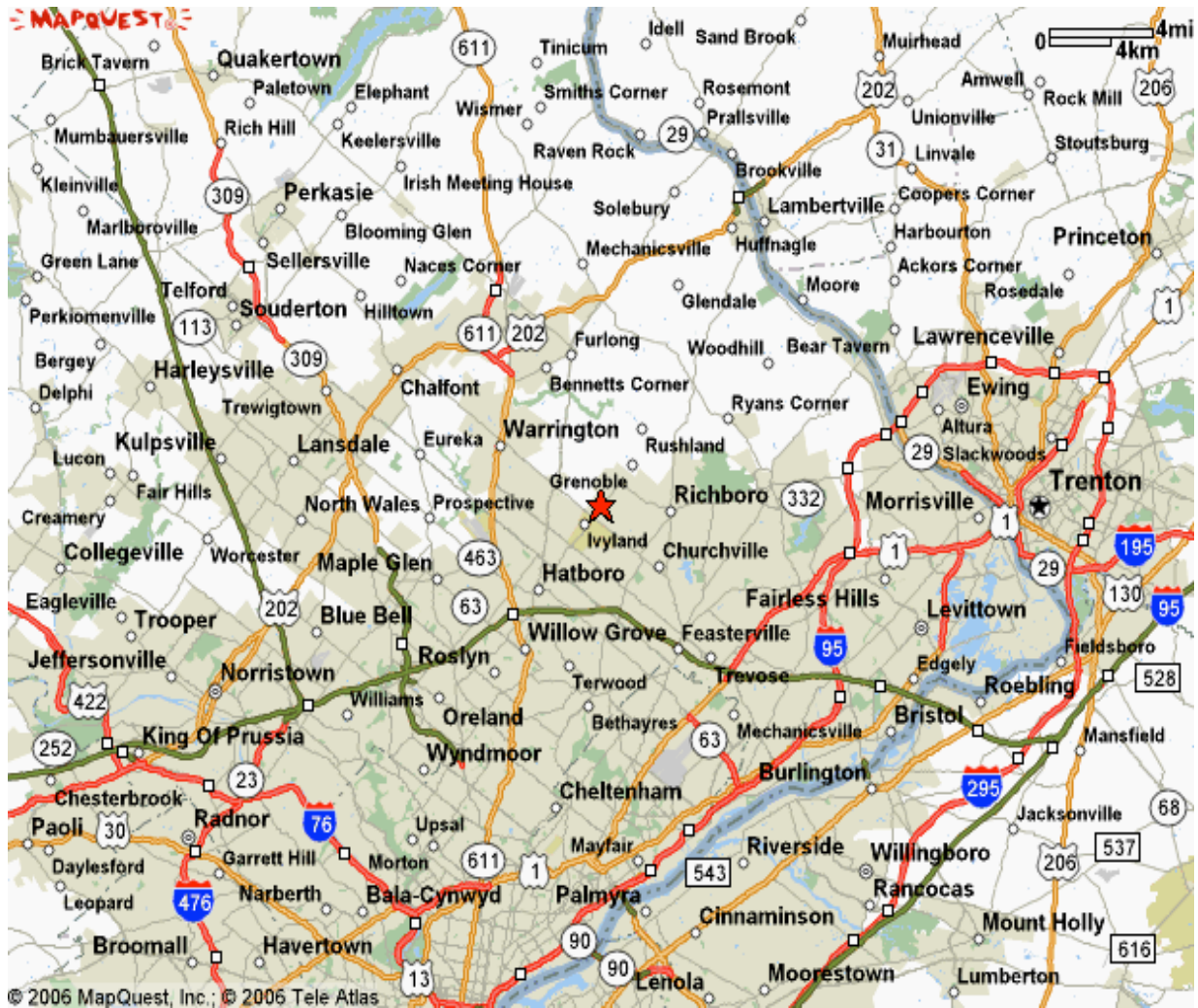
Aerial View of 17-29 Richard Road

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LOCAL MAP

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REGIONAL MAP

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