

601 W. Spruce Street Perkasi

Borough of Perkasi, Bucks County, Pennsylvania

FREESTANDING 108,040 SF
WAREHOUSE FACILITY
FOR SALE



Features

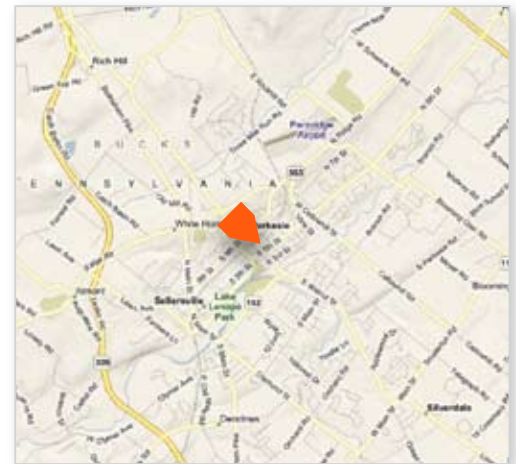
- Heavy Power
- Situate in Borough of Perkasi: 1 mile to Old Bethlehem Pike; access to Routes 309, 152 and 563
- Fully Sprinklered
- Zoned Light Industrial & Commercial
- Public Water & Sewer

Available

- Sale Price: \$1,375,000



Location



ValleyWide Real Estate & Asset Management, LLC

1001 E. Highland Street, Allentown, PA 18109

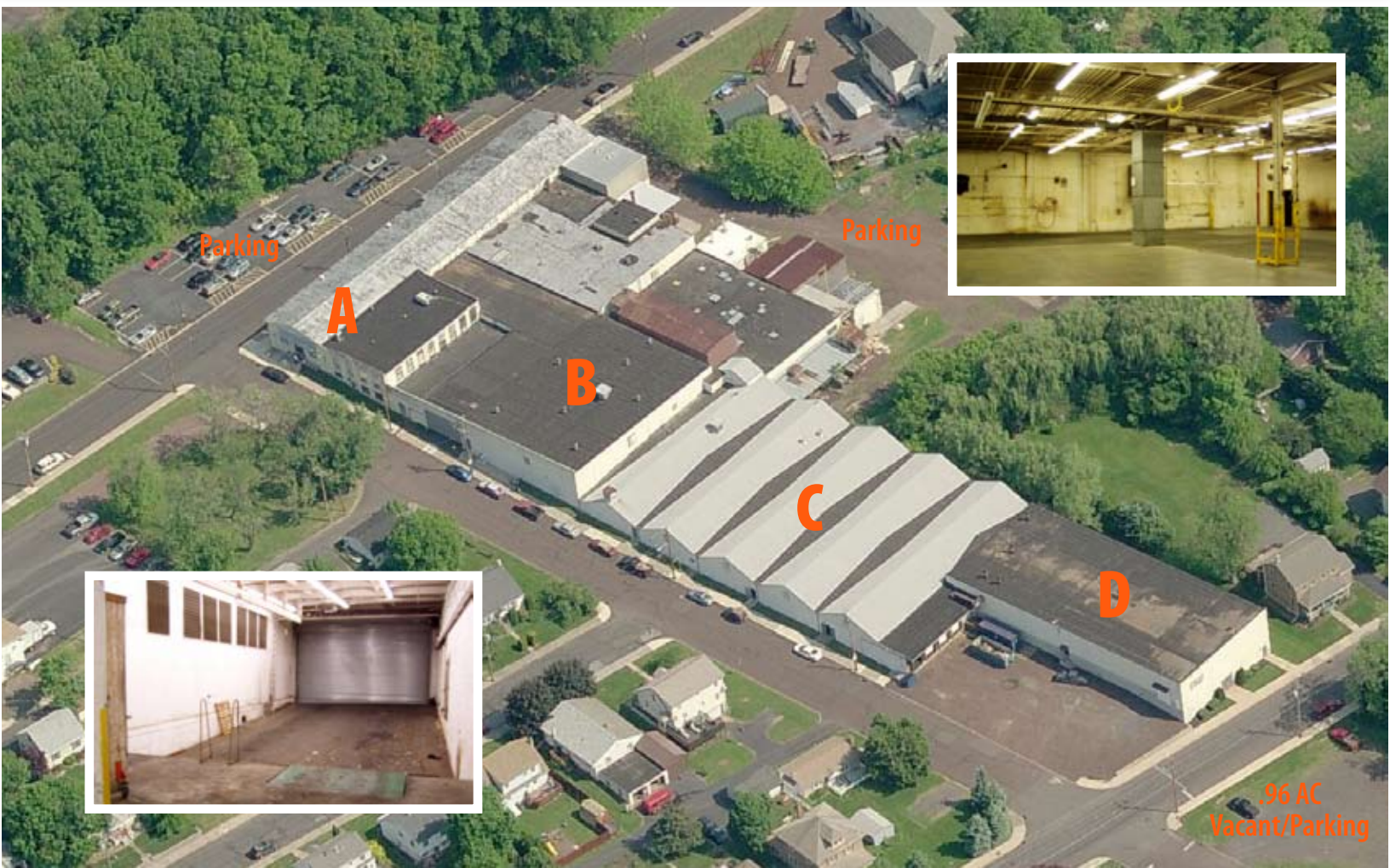
phone/ 610.295.6100 fax/ 610.432.2656 web/ www.ValleyWide-LLC.com

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**CALL FOR MORE
INFORMATION:
610.295.6100**

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Area A

Approximately 11,200 SF office space (entrance at corner of 7th and Spruce Streets)

Multiple private offices, conference room, four sets of bathrooms. Office finishes consist of paneled walls, acoustical tile ceilings, fluorescent lighting and commercial grade carpeting.

AC: Combination of window units and central AC.

Heat: Electric.

Area B

Approximately 33,298 SF shop/warehouse (one level down)

Clear Heights: Approximately 7' to 15'+. Majority is 15' to bottom of joist.

Bathrooms: Mens and womens bathrooms with locker space.

Loading: a) three bay loading platform with one dock high 8' X 8' door (can accommodate straight truck deliveries or dumpster area).

b) Two bay interior dock with one load leveler

Heat: Eleven steam heaters.

Miscellaneous: Freight elevator service. Exhaust fans throughout. Pit formerly used for racking tubes.

Area C

Approximately 52,462 SF shop/warehouse (two levels down)

Clear Height: Approximately 9' to 16'7" under the joist.

Loading: a) One platform tailgate dock with 10' X 10' door b) Five tailgate docks with levelers with 8' X 10' doors c) One 8' X 12' door.

Bathrooms: Two sets of mens and womens bathrooms with locker space.

Heat: Nine steam heaters.

Miscellaneous: Freight elevator service.

Area D

Approximately 10,500 SF shop/warehouse (lowest level)

Clear Height: Approximately 12' under joist.

Loading: One double man door with two ton crane.

Heat: Four steam heaters.

Miscellaneous: Freight elevator service.

Area E

Approximately 660 SF storage outbuilding

Property Data

Building Size: 108,040 SF
Acres: 4.71 AC
Zoning..... I-2 Light Industrial and C-2 Commercial
Elevators:Two 10,000 lb. capacity freight elevators (7' wide X 8' high X 9' deep)
Sprinklers:..... Wet system throughout
Heat:Gas-fired steam. Two boilers. Pacific National PSN-200-LNS and York-Shipley SPHC-0100-N349422
Lighting:Mostly fluorescent. Two sodium vapor each in Areas B & C.
Electric:230 Volt "Y" System, 4000 Amps Perkasio Borough (Distributor) PP&L (Provider)
Water:Public
Sewer:.....Public
Gas:Centerpoint Energy (Distributor), UGI (Provider)
Column Spacing:Varies
Air Lines: Distributed throughout manufacturing areas
Roofs:.....Original section has a slightly pitched roof with built-up surface. Additions have a combination of flat or built-up roofs on wood or metal decks. Also gabled truss roof with asphalt shingles.
Floors: Reinforced concrete. Elevated areas include steel beam, bar joist, steel purlins with metal, wood and concrete decks and wood beam with wood joist and wood decks.
Foundation:..... Combination stone and mortar, steel reinforced concrete interior perimeter and column footings with formed concrete, brick and concrete block foundation walls.
Perimeter Structure:.....Stucco over brick, painted brick, painted concrete block, and formed concrete.
Location:Located approximately 1+ mile from Old Bethlehem Pike.
Access to Route 309 via Route 152 or Route 563.
Taxes: \$14,950
Sale Price: \$1,375,000

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