



- 2+ Acre Site
- 12,000 SF Main Building w/ 4,800 SF second building
- Large fenced, Gated Lot
- Expansion Capability

Well cared for Industrial Flex Building in a highly desirable location.

Call today to arrange for an inspection. This property will not be on the market long!



OFFERED FOR SALE



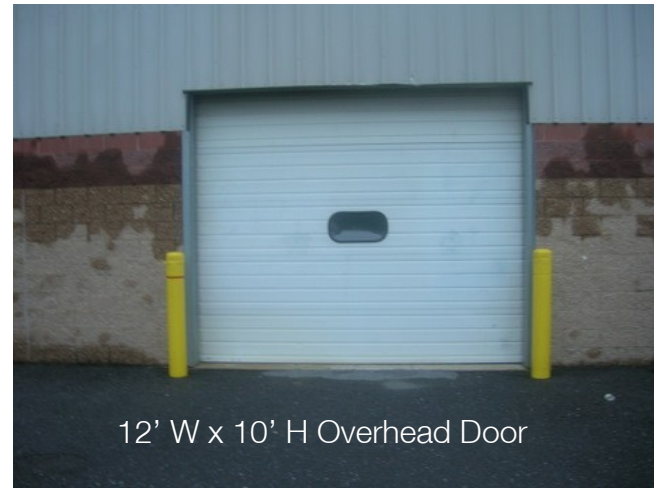
Gated entrance—Commons Blvd



South Parking Lot—Secured



4,800 SF Pole Barn w/ 10 O.H Doors



12' W x 10' H Overhead Door



4,800 SF Pole Barn w/ 10 O.H Doors



Fenced / secure / light Yard



South Parking Lot



1.5 +/- Acre lit & Fenced Yard



Wired throughout/Door Access System



Industrial/Flex Area



1,500 SF Mezzanine Area



1,500 SF Mezzanine Area



High Speed Data/Telecom Wired w/ Cat 5e

Showroom / Office Area



Showroom /Office Area



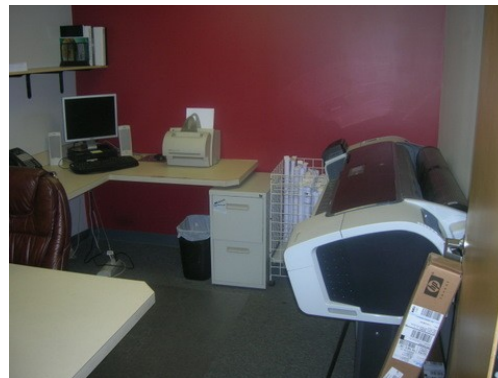
Office/Work Area



Built-ins



Typical Offices



Conference Room

CONSTRUCTION:	Main building is a pre-engineered steel building w/ decorative split face block 8' up then architectural steel siding to a standing seam metal room. Mezzanine has a plywood deck. Offices are steel stud w/ drywall and insulation. The walls run through the 2' x 4' ceiling grid. Standard ceiling tiles. Industrial sections have vinyl batt insulation. Windows are fixed pane tinted and insulated glass in bronze colored aluminum frames.		
	The rear building is framed by 8" x 8" pressure treated timbers and has a center peak truss roof on 4' centers. The building is not insulated and has a metal roof.		
AGE / HISTORY:	Built for Amity Fence Company in 1997 by Associated Construction & Management Corp. Amity closed in 3rd /Qtr 2011	FLOORS:	Carpet & VCT in Office, smooth sealed concrete in industrial area. Macadam in Pole Barn style building.
SQUARE FOOTAGE:	12,000 SF Main Building w/ 228 SF 2nd Floor Office and 1,500 SF Mezzanine 4,800 SF Un-heated Bldg	LIGHTING:	The office has a grid mounted 4-tube florescent lamps w/ standard diffusers, the industrial space has High Pressure Sodium fixtures and the parking lot has pole mounted metal halide fixtures.
FREIGHT ACCESS:	The Main Building has three electrically operated insulated overhead doors, two are 24' W x 14' H and one is 12' W x 10' H.	GAS:	Natural Gas service by UGI. A 1 1/4" low pressure line feeds the building.
		ELECTRIC:	Two 200 Amp, 110/220 Volt, 3 Phase Secondary services by Met-Ed.
FENCED YARD:	The site is fenced w/ 8' high chain link. Main gate is 30', second gate is 16' and third gate is 12' wide.		
COLUMN SPACING:	25' x 60'		
TELECOM:	High speed data service is available. Offices cabled w/ CAT 5E. A 100 pair copper cable demark is in the electrical room.		
		SEWER:	Sewer Service by Muhlenberg Sewer Authority, 8" line.

SITE DETAILS:

2.351 Acres almost entirely covered w/ macadam. Several storm water catch basins control surface water drainage.

An easement allows for access and parking through the abutting Convenience Store parking lot thus the site is accessed this way and via Commons Blvd.

The lot has 308' of frontage on Tuckerton Road.

The lot has a perimeter chain link fence w/ gates.

CEILING HEIGHTS:

20' 3" at peak, 17' 2" at eave in industrial space.

The rear building is 13' +/-

.

BATHROOMS:

Two, one men's w/ one toilet, one urinal and one sink. The ladies room has one toilet and one sink.

A utility sink is also provided.

HVAC:

Three gas Unit Heaters in the industrial space, one gas heat w/ A/C split system in the office

ZONING:

I-1 Limited Industrial District. See www.muhlenbergtp.com for details.

TAX ID:

66-5309-13-03-4762

MISC.:

Piped w/ copper air lines, electrical drops to existing machines.

REAL ESTATES TAXES:

\$23,457 (2011)

PARKING:

39 (15 outside the gate, 24 in south lot). Ratio 3.3:1,000

SALE PRICE / CONVEYANCE:

\$750,000, fee simple deed. Third party approval required for all offers.

ADDITIONAL FEATURES:

The building has a card-key access system by VeriSystems. Security, fire, smoke and camera alarm system by SilentKnight Security w/ dialer for unattended alerts.



