

FOR SALE / LEASE

PRIME FORT WASHINGTON FACILITY

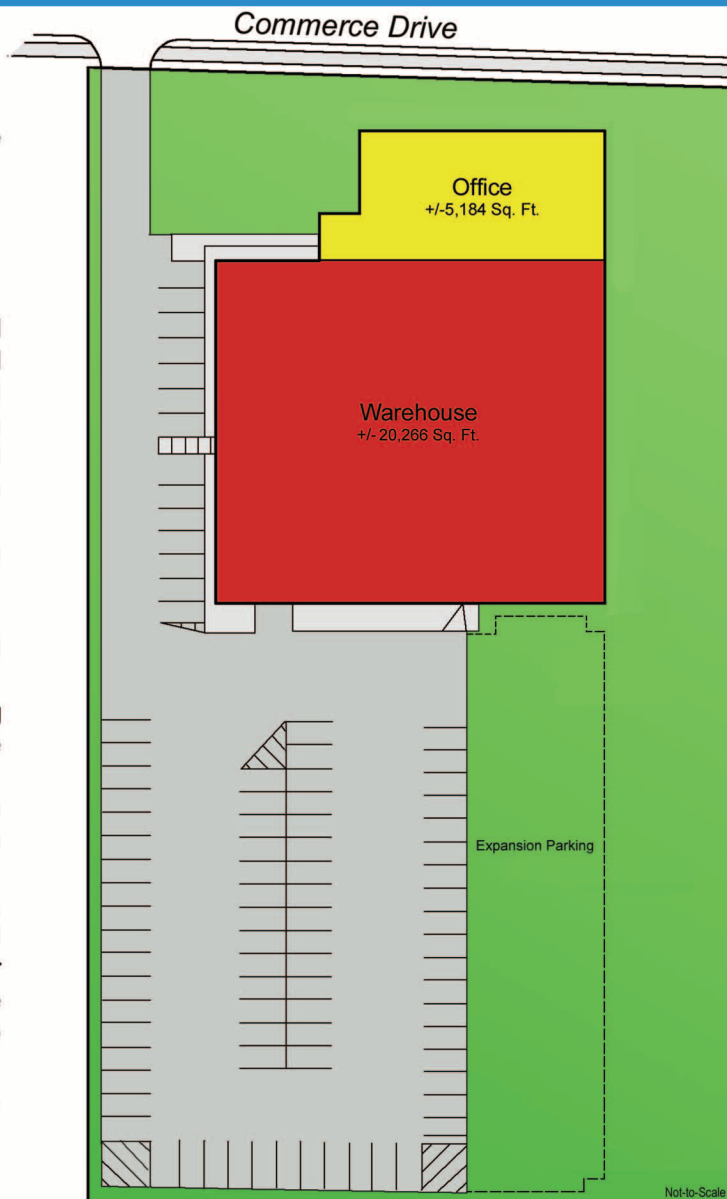
155 COMMERCE DRIVE, FORT WASHINGTON, PA 19034



LOT SIZE: Approximately 3.2 net acres.
DESCRIPTION: 1-story brick building.
SIZE OF BUILDING: Approximately 25,450 square feet.
PARKING: 75 macadam paved parking spaces (2.95/1,000). Parking can be expanded to 108 total spaces (4.24/1,000).
AGE OF BUILDING: Constructed in 1968.
CEILING HEIGHT: 13' to roof truss, 9' under finished ceiling tile in office area.
COLUMN SPACING: 24' x 22'
LOADING: One (1) 12' x 10' steel door (on-grade).
CONSTRUCTION: **General Construction** – Fire resistive masonry with steel skeletal components. Reinforced concrete piers on concrete footings. **Framing** – Structural steel. Steel roof deck with steel roof trusses and joists. **Exterior Walls** – Brick and stucco over concrete block on three (3) elevations and painted concrete block along rear elevation. **Roof** – EPDM membrane roof system over rigid insulation and corrugated steel deck on steel joists. **Floors** – reinforced concrete floor with commercial grade carpeting in hallways and office areas and ceramic tile in lavatories. **Walls** – Combination of painted drywall and vinyl or fabric covered interior partition walls. **Ceiling** – Suspended acoustical tile.
SPRINKLER SYSTEM: 100% wet system.
HVAC: Combination of gas-fired rooftop package and self contained gas-fired blowers.
INTERIOR LIGHTING: Recessed fluorescent interior lighting with emergency lighting
EXTERIOR LIGHTING: Sodium vapor exterior lighting for the perimeter of the building.
ELECTRICAL SERVICE: 4160 volt PECO primary with 500 KVA 480 step down transformer located inside mechanical room. Several 120/208 step down transformers.
TOILET FACILITIES: **Office Area** – One (1) male facility with two (2) water closets, one lavatory and one (1) urinal. One (1) female facility with two (2) water closets and two (2) lavatories. **Plant/Warehouse** – One (1) male facility with three (3) water closets and two (2) lavatories. One (1) male facility with one (1) water closet and one (1) lavatory. One (1) female facility with three (3) water closets and three (3) lavatories. One (1) female facility with one (1) water closet and one (1) lavatory.
WATER/SEWER: Public utilities through Bucks County Water and Sewer Authority, \$1,044 per Annum.
GAS: PECO
BURGLAR PROTECTION: N/A
FLOOD STATUS: The property is not located in a 100 year flood plain area.
ASSESSMENT: \$1,069,880 based on reassessment completed in 1997.
REAL ESTATE TAXES:

School -	\$22,370
County/Township -	\$ 7,472
Total -	\$29,842

ZONING: EC Employment Center in Upper Dublin Township



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Call for further information or visit this property and others on our website at: www.HeritageBuildingGroup.com

