

Property Overview

Building Specifications

The Site

ADDRESS:	250 Titus Ave, Warrington, PA 18976
SUBMARKET:	Bucks
TOWNSHIP:	Warrington
PARCEL ID:	50-031-028-009
ACREAGE:	3.01
ZONING:	I-Industrial
PARKING SPACES:	Approximately 25
WETLANDS:	Flood zone area (See Appendix) National wetlands inventory
ADDITIONAL:	Airgas liquid Nitrogen tank on site

The Building

SQUARE FOOTAGE:	±17,600 square feet: <u>Office Space:</u> ±4,624 square feet <u>Warehouse Space:</u> ±12,976 square feet <u>Partial Basement Level:</u> 1,300 square feet that is partially above-grade with daylight capability and 8' ceilings.
STORIES:	1, Plus the lower-level basement
TYPE:	Flex/Industrial/Manufacturing
USE:	Manufacturing - gas analyzers
YEAR BUILT:	1966
CLEAR HEIGHT:	11' clear ceiling height
# OF DOCK, DRIVE-IN DOORS:	(1) 8' x 8' tailgate height loading door (ability to punch out more)
POWER:	The building includes a 120/208-volt 3-phase system coming into the building, with a CT meter system supplying power to (2) 400 amp 120/208-volt 3-phase main distribution panels. Included is a whole-building surge protector.
HVAC:	The building is 100% climate-controlled via roof-mounted HVAC units. In addition, there are supplemental electric baseboards.

Property Overview

Building Specifications (Continued)

FOUNDATION:	Concrete block foundation walls over concrete footings resting on sufficient load bearing soil.
EXTERIOR WALLS:	Dryvit Stucco and concrete block.
FRAMING:	Masonry and steel frame.
FLOOR:	Concrete slab over crushed stone base.
ROOF:	Flat built-up type roof with rubber membrane covering over metal deck supported by steel joist. Replaced 2010/2012
WINDOWS:	Vinyl casement style windows in the office and aluminum double hung in warehouse.
LIGHTING:	Recessed fluorescent lighting fixtures in the office and ceiling suspended fluorescent lighting fixtures in the warehouse.
FIRE PROTECTION:	The building is not sprinklered and has a fire alarm system with hard-wired smoke detectors, sirens, strobe lights and pull stations.
IMPROVEMENTS:	Improvements include new exterior paint, a clean room, and a temporary wall throughout the warehouse.
OPERATING EXPENSES:	To be provided