

**1522 BETHLEHEM PIKE (ROUTE 309)
HATFIELD TOWNSHIP
MONTGOMERY COUNTY, PA**

DESCRIPTION:

One and part two-story with partial finished lower level air-conditioned retail showroom and warehouse facility.

545 linear feet of frontage along Bethlehem Pike.

LOT SIZE:

8.82+/- acres

**ADDITIONAL LAND
PARCEL:**

Adjoining 15,000 square foot (100' x 150') vacant corner lot at signalized traffic light intersection of Bethlehem Pike and Orvilla Road.

SIZE OF BUILDING:

Approximately 58,934 square feet

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| Ground Level: | Approx. | 37,934 sf |
| Elevated Level: | Approx. | 10,000 sf |
| Lower Level: | Approx. | 10,000 sf |
| Mezzanine: | Approx. | 1,000 sf |

SPACE ALLOCATION:

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| Finished Showroom: | Approx. | 52,034 sf |
| Warehouse: | Approx. | 6,900 sf |

DATE OF CONSTRUCTION:

Circa early 1900's with renovations and additions circa 1979, 1986, and 1997.

PARKING:

Macadam surfaced and lined parking spaces for approximately 88 automobiles – potential for expansion.

CONSTRUCTION:

Structural Frame:
Masonry and wood.

Exterior:
Stucco over masonry and siding, and stone veneer over wood.

Floor:
Poured concrete slab on grade; cast in place concrete.

Roof:

Asphalt fiberglass shingles and EPDM rubber membrane.

CEILING HEIGHT: 10' to 12'; dropped ceiling tiles throughout finished showroom area.

COLUMN SPACING: Varies

WINDOWS: Single pane wood fixed or casement; fixed thermopane store front style aluminum and glass.

LOADING FACILITIES: Three (3) tailgate loading docks

One (1) 7'6" x 7' manually operated metal insulated door with air shield.

Two (2) 8' x 8' electrically operated metal insulated doors; one (1) with air shield and dock bumpers; one (1) loading platform with overhang.

Two (2) inclined belt conveyors from loading docks to lower level and second floor.

ELECTRICAL SERVICE: 2 separate electric feeds.

Circuit breaker panels
3-200 amp, 1-400 amp.
2-400 amp, 1-200 amp.
1-400 amp, 1-200 amp, 1-150 amp.

Several other local circuit breaker panels positioned throughout the building.

SPRINKLER SYSTEM: Fully sprinklered with a wet and partial dry system.

Smoke and heat detectors are located at all elevations.

FIRE EXTINGUISHERS: Located throughout

HEATING & AIR-CONDITIONING SYSTEMS: Thirteen (13) separate systems including six (6) rooftop units, four (4) split system units, and three (3) at grade air handlers providing both heat and cooling.

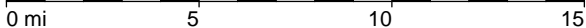
INTERIOR LIGHTING: Fluorescent fixtures and high-hat incandescent lighting.

EXTERIOR LIGHTING: Building mounted fixtures and pole lighting provide security and illuminate parking and loading areas.



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| EMERGENCY LIGHTING/ EXIT SIGNS: | Battery operated back-up emergency lighting and exit signs. |
| RESTROOMS: | Three (3) bathrooms each having a toilet and lavatory. One (1) 40 gallon domestic electric hot water heater. |
| SECURITY SYSTEM: | Building is wired for burglar protection. |
| ZONING: | LI - Light Industrial District Coverage Regulations: Building coverage shall not exceed 50% Impervious coverage shall not exceed 75% |
| WATER SERVICE: | North Penn Water Authority |
| SANITARY SEWER SERVICE: | Hatfield Municipal Sewer Authority |
| GAS: | Two (2) above ground propane tanks. |
| TAX PARCEL NUMBER: | 35-00-00472-00-6 35-00-00475-00-3 (vacant lot) |
| REAL ESTATE ASSESSMENT: | \$2,479,620 \$61,490 (vacant lot) |
| REAL ESTATE TAXES: (2016) | \$80,097 per annum (tax appeal pending) \$1,987 (vacant lot) |
| LOCATION: | Conveniently located approximately 7 miles from the Lansdale Interchange of the Northeast Extension (I-476) of the Pennsylvania Turnpike (I-276). Immediate access to Routes 309, 63, 463, and the 202 Bypass. |
| PUBLIC TRANSPORTATION: | Colmar Station serving the R-5 SEPTA Regional Commuter Rail Line is less than 2 miles from the property. |
| NEARBY AMENITIES: | Convenient access to a wide array of restaurants, shops, banks and services; in close proximity to the Montgomery Regional Mall. |
| ADDITIONAL FEATURES: | “Generac” emergency back-up generator. 2500 lb capacity passenger elevator (condition unknown). |

1522 Bethlehem Pike



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