

**185 DISCOVERY DRIVE
COLMAR, HATFIELD TOWNSHIP
MONTGOMERY COUNTY, PA**

DESCRIPTION:

Versatile, one-story industrial facility containing corporate and administrative offices, air-conditioned production and warehouse space ideally suited for:

- manufacturing/assembly
- warehousing/distribution
- research/development
- technical/trade center

LOT SIZE:

2.9+/- acres.

**ADDITIONAL LAND:
(Optionally Available)**

2.7+/- acres – potential for expansion and/or outside storage.

SIZE OF BUILDING:

Approximately 38,000 square feet

<u>Corporate & Administrative Offices:</u>	Approx. 5,200 sf
<u>Rear one and part 2-story Offices:</u>	Approx. 3,800 sf
<u>Production/Warehouse Area:</u>	Approx. 29,000 sf

DATE OF CONSTRUCTION:

Circa 1980's with expansions; most recent addition circa 1990's.

PARKING:

Macadam surfaced and lined employee parking spaces for approximately 70 automobiles – potential for expansion.

CONSTRUCTION:Frame:

Concrete block and metal insulated wall panels

Walls:

Front Façade/Entranceway: split faced architectural concrete block with continuous band of windows and mansard roof.

Side & Rear Walls: painted concrete block with insulated metal panels above; one side continuous band of windows (operable).

Floor:

Office: 4" reinforced concrete

Production & Warehouse: 5" reinforced concrete

Roof:

Front & Rear Offices: _____

Warehouse/Production: standing seam metal roof

CEILING HEIGHT:

Office Areas: approx. 8'5" – 8'10" under ceiling tiles.

Warehouse Area: approx. 18'10" sloping to approx. 15'3" at the eaves.

Production Areas: up to approx. 16' with some areas 10' – 12' under ceiling tiles.

COLUMN SPACING:

Warehouse Area: 25' x 50'

Production Areas: mostly clear span

OFFICE SPACE:Corporate & Administrative Offices:

Approximately 5,200 sf of nicely appointed heated and air-conditioned offices. There are several private offices, a 20' x 30' conference room, break area, 22' x 22' reception lobby, and 14' x 6' vestibule.

Rear one & part 2-story offices:

Approximately 3,800 sf of heated and air-conditioned offices consisting of several private offices and conference area.

Typical office finish includes mostly painted drywall, carpets, dropped acoustical ceiling tiles, and recessed fluorescent light fixtures.

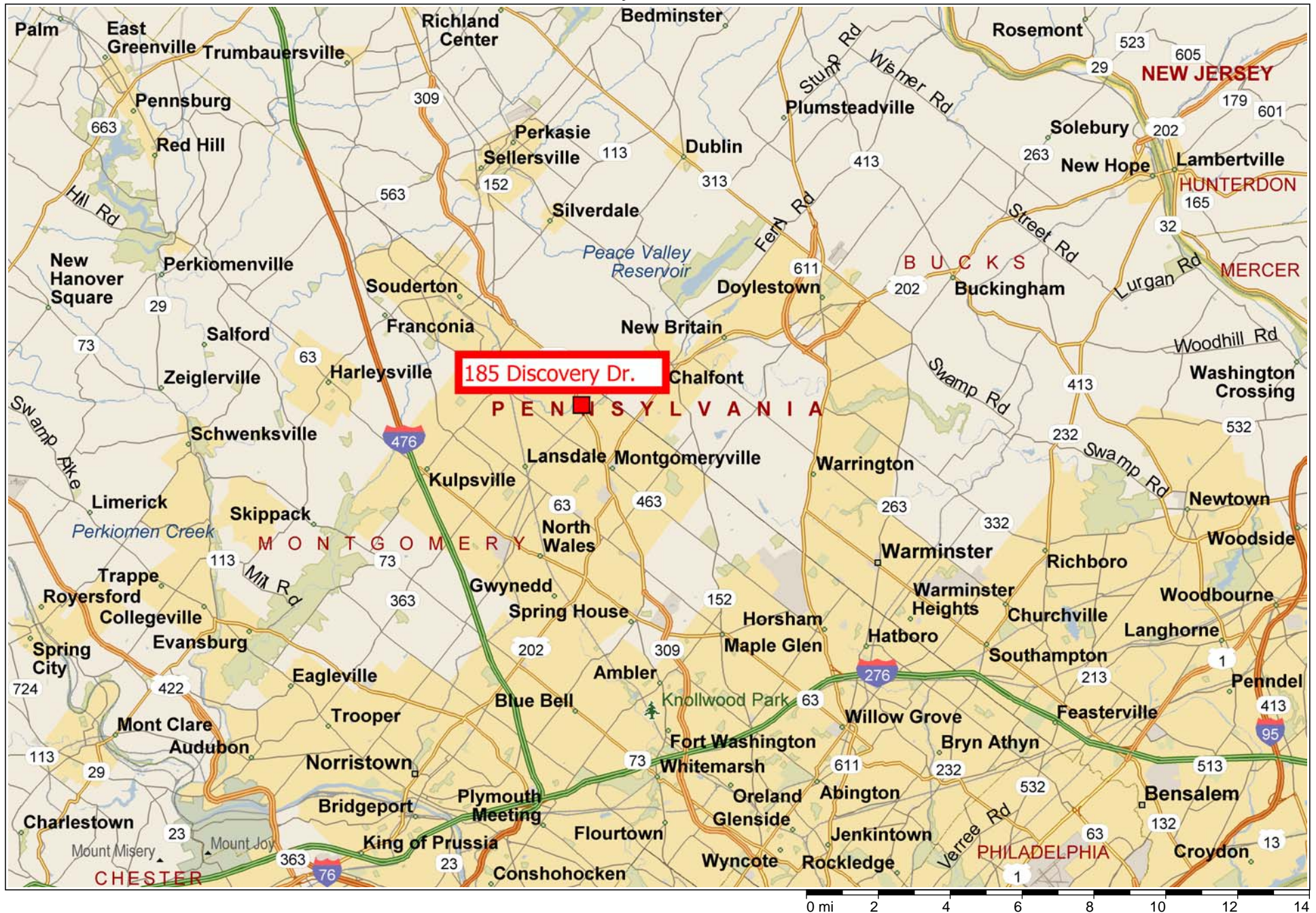
LOADING FACILITIES:	<p>There are three (3) tailgate loading docks.</p> <p>Two (2) 10' x 10' electrically operated steel tailgate doors equipped with levelers, air-shields, and dock bumpers.</p> <p>One (1) 8' x 8'4" electrically operated steel roll up door.</p> <p>There is also a trash compactor area.</p>
ELECTRICAL SERVICE:	<p>Three (3) electric feeds providing a minimum 1200 amps, 120/240 volt, 3-phase service.</p> <p>There are four (4) step-up transformers providing 480 volt service.</p>
COMPRESSED AIR:	<p>Existing distribution of compressed air lines throughout portions of the production areas.</p>
SPRINKLER SYSTEM:	<p>Warehouse is sprinklered via a wet system; designed to discharge at rate of .354 gpm over maximum floor area 2,016 sf; occupancy classification class IV.</p>
FIRE EXTINGUISHERS:	<p>Located throughout office, warehouse and production areas.</p>
HEATING & AIR- CONDITIONING SYSTEMS:	<p><u>Office & Production Areas:</u> Multiple split system and package gas-fired HVAC units; Two 10-ton units, several 4-5 ton units, and one 2-ton unit.</p> <p><u>Warehouse Area:</u> Three (3) ceiling suspended gas-fired Reznor unit heaters.</p>
INTERIOR LIGHTING:	<p><u>Offices:</u> Recessed fluorescent light fixtures</p> <p><u>Warehouse & Production Areas:</u> Combination of energy efficient T5 fluorescent light fixtures and 96" twin tube fluorescent light fixtures.</p>
EXTERIOR LIGHTING:	<p>Building mounted lights provide security and illuminate parking and loading areas.</p>
EMERGENCY LIGHTING/ EXIT SIGNS:	<p>Battery operated back-up emergency lighting and exit signs throughout.</p>

RESTROOMS:	<p><u>Corporate and Administrative Offices:</u> Male facility containing one (1) water closet, one (1) urinal, and two (2) lavatories. Female facility containing two (2) water closets and two (2) lavatories.</p> <p><u>Rear one and part 2-story offices:</u> Male facility containing one (1) watercloset and one (1) lavatory. Female facility containing one (1) watercloset and one (1) lavatory.</p> <p><u>Production/Warehouse:</u> Male facility containing two (2) water closets, one (1) urinal and two (2) lavatories. Female facility containing two (2) water closets, three (3) lavatories and small set of vertical lockers. Male facility containing one (1) water closet, one (1) urinal and one (1) lavatory.</p>
SECURITY SYSTEM:	Building is wired for burglar protection – combination of door contacts, motion detection and cameras (tenant owned).
VENTILATION:	Roof-top exhaust fan and wall-mounted supply vents.
ZONING:	<p>LI - Light Industrial District</p> <p>Coverage Regulations: Building coverage shall not exceed 50% Impervious coverage shall not exceed 75%</p>
WATER SERVICE:	North Penn Water Authority
SANITARY SEWER SERVICE:	Hatfield Municipal Sewer Authority
NATURAL GAS SERVICE:	PECO Energy Company
TAX PARCEL NUMBER:	185 Discovery Drive (building) – 35-00-03060-10-9 167 Discovery Drive (vacant land) – 35-00-03060-15-4
REAL ESTATE ASSESSMENT:	185 Discovery Drive (building) - \$937,950 (2016) 167 Discovery Drive (vacant land) - \$155,600 (2016)



REAL ESTATE TAXES:	185 Discovery Drive (building) - \$30,829/year 167 Discovery Drive (vacant land) - \$5,114/year
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 within walking distance of the property.
NEARBY AMENITIES:	Convenient access to a wide array of restaurants, shops, hotels, banks and services; in close proximity to the Montgomery Regional Mall.
ADDITIONAL FEATURES:	Employee cafeteria measuring 20' x 20' with sink and countertop. Translucent skylights in warehouse and portion of production area.
OPTIONALLY AVAILABLE:	Certain equipment and systems may be available for acquisition. Please inquiry for further details.

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