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**153,920 SQUARE FEET ON 8.996 ACRES**  
**Hometown, Pennsylvania**

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**GORDON REAL ESTATE  
147 LINCOLN DRIVE  
HOMETOWN, PENNSYLVANIA**

<b>TOTAL SQUARE FEET:</b>	153,920
<b>PROPERTY DESCRIPTION:</b>	Entirely one story except for office, which is located on two (2) levels within the manufacturing area.
<b>LOT SIZE:</b>	8.996 Acres
<b>ADDITIONAL LAND:</b>	Approximately 6 acres available to rear.
<b>BASIC DIMENSIONS:</b>	Office: 54'x 45'- 2,430 sf Manufacturing: 180'x 336'- 60,480 sf Enclosed Dock: 150'x 15'- 2,250 sf Warehouse: 240'x 336'- 80,640 sf High Bay: 56'x 145'- 8,120 sf
<b>PARKING AREA:</b>	Graveled lots at front, side and rear of building will accommodate over 100 vehicles and 30 trailers.
<b>CONDITION:</b>	Good
<b>CONSTRUCTION DATES:</b>	Manufacturing: 1961 – Retrofit 1991/2001/2009 Warehouse: 1970 – Retrofit 1992/2003/2005 High Bay: 1974 – Upgrade pending - 2010
<b>CONSTRUCTION:</b>	<u>Manufacturing</u> Floors: 6" reinforced concrete with 6x6, 10 x 10 wwf and .004 polyethelene membrane  Walls: Concrete block 12' with new hardcoat stucco finish on front and rear installed 2009. Brick over block north wall. Steel sash windows to roof line above.  Columns: Steel H  Ceiling: Steel joist  Roof: 26 ga. 1½" corrugated steel deck with 1" rigid Polyisocyanurate insulation board and 3' ply BUR installed 1991. New Dow mechanically fastened TPO membrane roofing system installed over ½" polyisocyanurate board over above roof May 2008, with a 15-year warranty.

Warehouse

Floors: 6" reinforced concrete with 6x6,  
10x10 w.w.f.

Walls: 8' high poured concrete with insulated metal panel  
above with 1" blown on cellulose insulation covered by  
2" semi-rigid fiberglass insulation panels with white vinyl  
facing (1992).

Columns: Steel H

Ceiling: Steel truss

Roof: New Kirby Galvalum standing seam metal panel  
(installed 10/01) with 4" semi-rigid fiberglass insulation  
panels with white vinyl facing.

High Bay

Floors: Reinforced concrete

Walls: 12" concrete block

Columns: Steel H

Ceiling: Steel joist

Roof: Steel deck with BUR (1974)  
Retrofit required.

**OFFICES:**

Manufacturing

2,430 square feet office located on an upper level at front of manufacturing area. Space retrofit 1991 and 2002 with paneled walls, dropped acoustical ceilings, recessed fluorescent lighting, aluminum frame windows, tile and carpeted floors, lunch/breakroom, 2 general office areas and restroom facilities.

Supplemental supervisory offices, warehouse lunchroom storage areas and toilet facilities are located directly below the main office area, but are not included in the above square footage. Finish includes painted block walls, tile floors and fluorescent lights.

Warehouse

400 square feet office area centrally located along north side of space. Retrofit 2005 with dropped acoustical ceilings, recessed fluorescent lighting painted block walls and wall-to-wall carpeting, with a through-wall HVAC unit.

**CEILING HEIGHTS:**

Manufacturing: 18' throughout  
Warehouse: 16' eaves  
26' center  
High Bay: 32' throughout

<b>COLUMN SPACING:</b>	Manufacturing:	33' x 60' throughout
	Warehouse:	56' x 24' throughout
	High Bay:	56' x 145'
<b>POWER:</b>	Supplied by:	PPL Electric Utilities
	Primary:	Two (2) 12,000V lines
	Transformer:	One (1) 2,000 kVA Ohio Transformer Corp. dry type unit having a capacity of 13,700V maximum and 23,000V minimum.
	Switchgear:	4000A Westinghouse unit located in manufacturing area.
	Distribution:	277/480V throughout
<b>HEAT:</b>	Manufacturing:	<u>Front Half</u> – 1,750,000 BTU propane gas fired King Air Rotation unit installed in 1991 provides heat in front half of this area. Serviced 2010.
		<u>Rear Half</u> – 1,900,000 BTU propane gas fired King air rotation units and two(2) ceiling suspended Trane blower units installed in 1992. Serviced 2010.
	Warehouse:	Two(2) 2,500,000 BTU propane gas fired King air rotation units and two (2)ceiling suspended Trane blower units installed in 1992. Serviced 2010.
	Offices:	New central electric HVAC system with heat pump installed 2002. Heat distributed via overhead duct system throughout.
<b>PROPANE GAS:</b>	Supplied by:	Under individual contract
	Storage:	Four (4) 1,000 gallon saddle mounted, supplier owned tanks, service the manufacturing area.
		Two (2) 1,000 gallon saddle mounted, supplier owned tanks serving warehouse area.
<b>SPRINKLER:</b>		Wet system throughout the manufacturing area and warehouse area. Valves replaced on warehouse side 11.4.05. Auxiliary high bay area not sprinklered. System retrofit 1992. Tested bi-annually.
	Static pressure:	75 lbs.
	Residual pressure:	60 lbs.
	System density:	0.203 gpm/1500 sq.ft.
<b>WATER:</b>	Supplied by:	Tamaqua Borough Authority
	Size of Main:	10" in Liberty Street
	Sprinkler Line:	8" to Liberty Street
	Domestic Line:	4" to Lincoln Highway
<b>SEWER:</b>	Supplied by:	Rush Township Sewer Authority
	Size of Main:	8" to Lincoln Highway

**LIGHTING:**

Manufacturing: Front Half  
8' Twin tube fluorescent throughout.

Rear Half  
400 Watt metal halide fixtures installed throughout  
1992.

Warehouse: 400 Watt metal halide fixtures installed throughout  
1992.

Exterior lighting is provided by wall and pole-mounted fixtures.

**TRUCK LOADING:**

MANUFACTURING

East Wall – An enclosed dock measuring approximately 80' x 14' equipped with three (3) 8' x 10' and one (1) 10' x 10' exterior openings with new overhead steel doors, bumpers and seals accommodates four (4) trucks at dock level. Access to the building from the dock is provided by two (2) 10' x 12' wood overhead doors and one aluminum overhead door. All doors manually operated.

One (1) power operated 18' x 22' aluminum roll up door at grade level with paved ramp to front lot.

West Wall – Two (2) 10' x 14' power operated aluminum roll-up overhead doors at grade level provide access to a 60' deep truck well leading to an interior dock capable of handling two (2) trucks at dock level.

One (1) 10' x 14' manually operated insulated aluminum overhead door at grade level provides access to a 40' deep interior truck well leading to an interior dock capable of handling one (1) truck at dock level.

WAREHOUSE

East Wall – Six (6) 10'x 10' manual insulated aluminum, four (4) wood panel overhead doors at dock level. Each equipped with dock bumpers and covered by a 15' canopy roof overhead. Knock outs in place for six (6) additional dock openings. The two (2) insulated aluminum doors are equipped with RPI weather shields and lip type levelers (2005)\*.

South Wall – One (1) 19' 8" wide x 14' high manual insulated metal overhead door at grade level provides drive-in access.

West Wall – Two (2) 10' x 10' manual wood and seven (7) 10' x 10' insulated aluminum overhead doors at dock level. Each equipped with dock bumpers and covered by 15' canopy roof overhang. Two (2) of the aluminum overhead doors are equipped with RPI weather shields and lip type levelers (2005)\*.

\*Most doors equipped with tractor heater plugs

**RAILROAD SIDING:**

A seven (7) car capacity Reading and Northern Railroad siding is located adjacent to the manufacturing area. A 332' x 12' covered rail canopy dock provides access to the building via two (2) 10' x 10' insulated aluminum overhead doors. Currently inactive, the siding can be reconnected for continuing service.

<b>TAXES:</b>	<u>Parcel 25-8-5(5)</u>	<u>Tax (2009)</u>
	County and Rush Twp	\$ 14,134.30
	School	<u>\$ 25,787.07</u>
	Total	\$ 39,921.37
<b>ASSESSMENT:</b>	\$819,475	
<b>PRIOR USE:</b>	Warehousing and light manufacturing	
<b>POSSESSION:</b>	Immediate	

6/10