



Submitted By

HEADQUARTERS;  
PHILADELPHIA, PA

REGIONAL OFFICES  
CHERRY HILL, NJ  
PLYMOUTH MEETING, PA  
WEST CONSHOHOCKEN, PA  
WILMINGTON, DE

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## DATA SHEET



**212 Industrial Park Road,  
Frackville Industrial Park  
Frackville, Pennsylvania**

<b>LOT SIZE:</b>	± 4.16 Acres
<b>DESCRIPTION:</b>	Modern one-story industrial building
<b>SIZE OF BUILDING:</b>	± 60,000 square feet
<b>DATE OF CONSTRUCTION:</b>	1979
<b>CONDITION:</b>	Excellent
<b>CONSTRUCTION:</b>	<i>Floors:</i> Reinforced concrete <i>Walls:</i> Insulated metal panel <i>Columns:</i> Steel <i>Roof:</i> Standing seam metal roof with vinyl-backed insulation
<b>CEILING HEIGHT:</b>	Clear height, approximately 22' at eaves, 25' at center
<b>COLUMN SPACING:</b>	24' x 50'
<b>LOADING FACILITIES:</b>	Four (4) 8'x10' tailgate docks with weather seals, two (2) with dock levelors

**Colliers Lanard & Axilbund**

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	Two (2) 8'x8' tailgate docks with weather seals and dock levelors
<b>OFFICES:</b>	Approximately 1,000 square feet of modern air-conditioned and heated office space
<b>FIRE PROTECTION SYSTEM:</b>	100% wet sprinkler with two (2) risers
<b>HEATING:</b>	Gas hot air: Cambridge units (new 2008)
<b>LIGHTING:</b>	Metal halide and fluorescent
<b>ELECTRICAL:</b>	3-phase, 1,200-amp secondary service supplied by PP&L
<b>TOLIET FACILITIES:</b>	Designed to accommodate a workforce of approximately 75 employees
<b>WATER:</b>	Public service supplied by Pennsylvania American Water company from an 8" fire service lateral with domestic service off a 12" main in the street
<b>SEWER:</b>	Public service supplied by Frackville Area Municipal Authority from a 6" lateral off a 10" main
<b>GAS:</b>	Natural. Service provided by PFG Gas, Inc
<b>REAL ESTATE TAXES:</b>	Current Real Estate Taxes: \$0.41 per sq.ft. (Approx.)
<b>ZONING:</b>	Industrial

**FOR MORE INFORMATION, PLEASE CONTACT:**

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