



High Bay Facility with 5 Acres of Parking

6 Steel Road East
New Ford Mill Industrial Park
Morrisville, Falls Township, Bucks
County, PA 19067

OFFERING SUMMARY

Building Size:	9,600+/- SF
Available SF:	9,600+/- SF
Construction:	Box on box design
Lot Size:	5+/- Acres - Divisible
Year Built:	1987
Shop Area:	8,100+/- SF (90' x 90')
Office Area:	1,500+/- SF
Column Spacing:	Clear span
Zoning:	H1 - Heavy Industrial
Real Estate Taxes:	\$24,832 (2020)
Property Insurance:	\$2,500

Overview

Prime clear-span industrial facility that is available with or without excess land. Building is expandable. Landlord is willing to complete construction of a building expansion.

The lot area can also be leased separately. Lot is fenced with electrically-operated gate. Land is level and predominantly paved and/or stoned. Landlord will remove additional grassy area to provide additional parking or outside storage area upon request.

New Ford Mill Industrial Park is home to Air Liquid, Praxair, Univar USA, Ryerson, Gelest, Liberty Coating, Pexco, Accu-Fire, and A & A Machinery. In the adjacent Keystone Industrial Port Complex, home to US Steel Corporation, GMA Garnet USA, Airgas, Exelon, CSC Sugar, Morton Salt, Kinder Morgan, and others.

6 Steel Road East is accessible to major highways and bridges to Philadelphia:

- 3.5 miles to Route 1
- 8.5 miles to I-295
- 8.5 miles to I-95
- 9 miles to PA Turnpike
- 14 miles to NJ Turnpike
- 33 miles to Center City Philadelphia
- 5 miles to Trenton, NJ



Adam Lashner, SIOR

O: 215 396 2900 x102

adam.lashner@naimertz.com

Jeffrey Licht, SIOR

O: 215 396 2900 x101

jeff.licht@naimertz.com



Property Features:

- Ceiling height: 25'10" – 29'4" to insulation at eaves; 30'6" – 33'7" to beam at center
- Doors: (2) 15' x 15' oversized electric overhead drive-in doors at grade.
- Walls: Shop Area: insulated metal panel Office Area: rock-face masonry block with metal along top.
- Structure: Shop area: structured steel / Office area: masonry block.
- Floor: Concrete. Thickness believed to be 6" (not confirmed)
- Roof: Standing seam metal.
- Power: (1) 200 amp/3 phase panel and (1) 200 amp/single-phase panel - both 20/240/208 volts. Owner will consider upgrading amperage and to 480 volts upon request.
- HVAC: Office - fully heated by rooftop-mounted, gas-fired, split system. Shop - heated by (1) suspended Reznor forced air unit. Owner will add more heat upon request.
- Crane: (1) one-ton jib crane. Landlord owns a machinery rigging company and will consider installing more cranes upon request.
- Lighting: LED lighting fixtures shall be installed throughout.
- Rail: Rail easement at rear of property. Tracks were removed but are located and in service at the property next door.
- Restrooms: Office area - (1) with one toilet/one sink; Shop area - (1) with one utility sink/one urinal/one toilet
- Water/Sewer: Public
- Compressor: Compressor with hard air lines in rear of shop area



FOR LEASE - 10,000 SF



Adam Lashner, SIOR

O: 215 396 2900 x102

adam.lashner@naimertz.com

Jeffrey Licht, SIOR

O: 215 396 2900 x101

jeff.licht@naimertz.com

<https://naimertz.com>

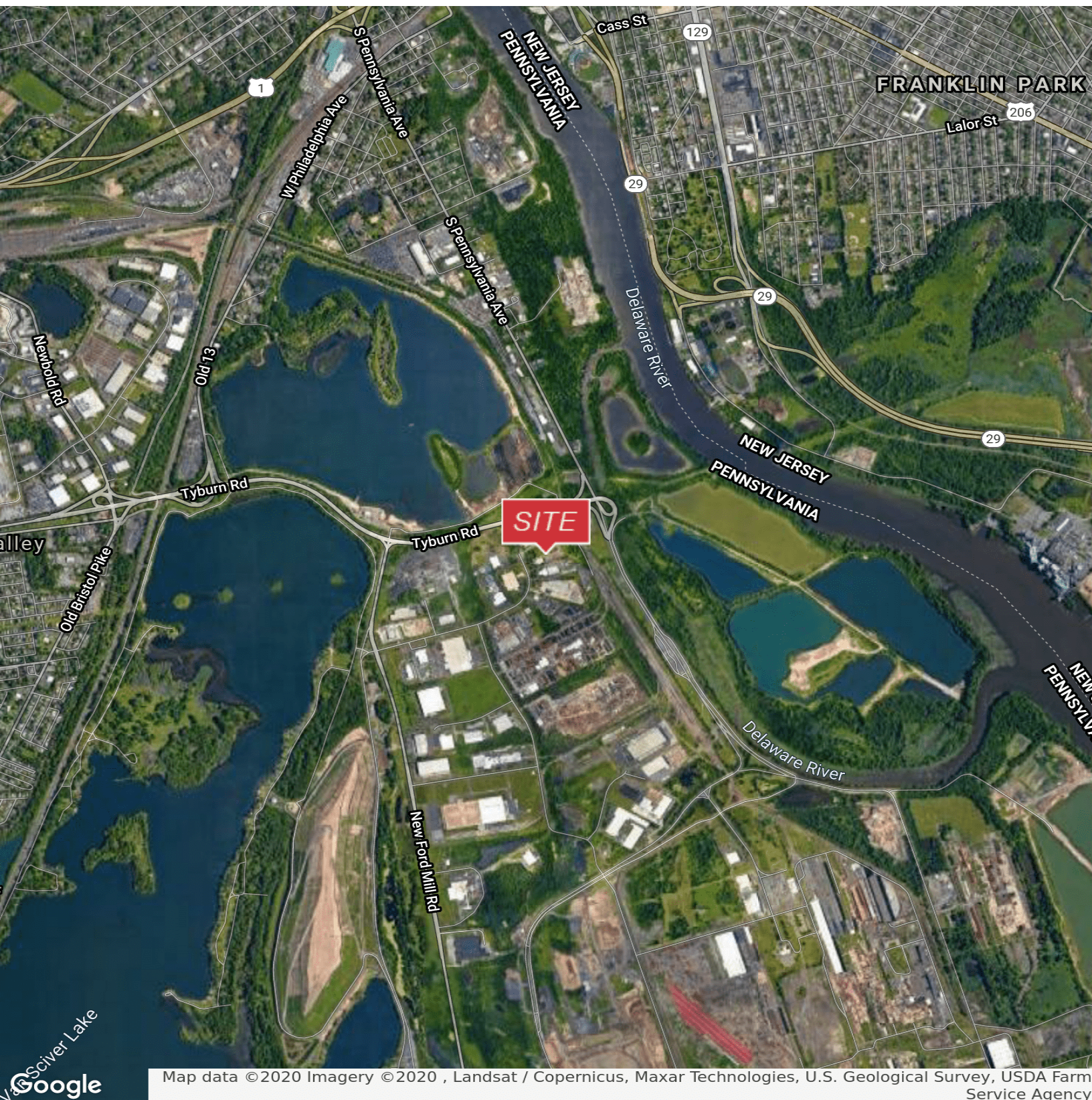
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



FOR LEASE

INDUSTRIAL & LAND

9,600+/- SF



Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Adam Lashner, SIOR

O: 215 396 2900 x102

adam.lashner@naimertz.com

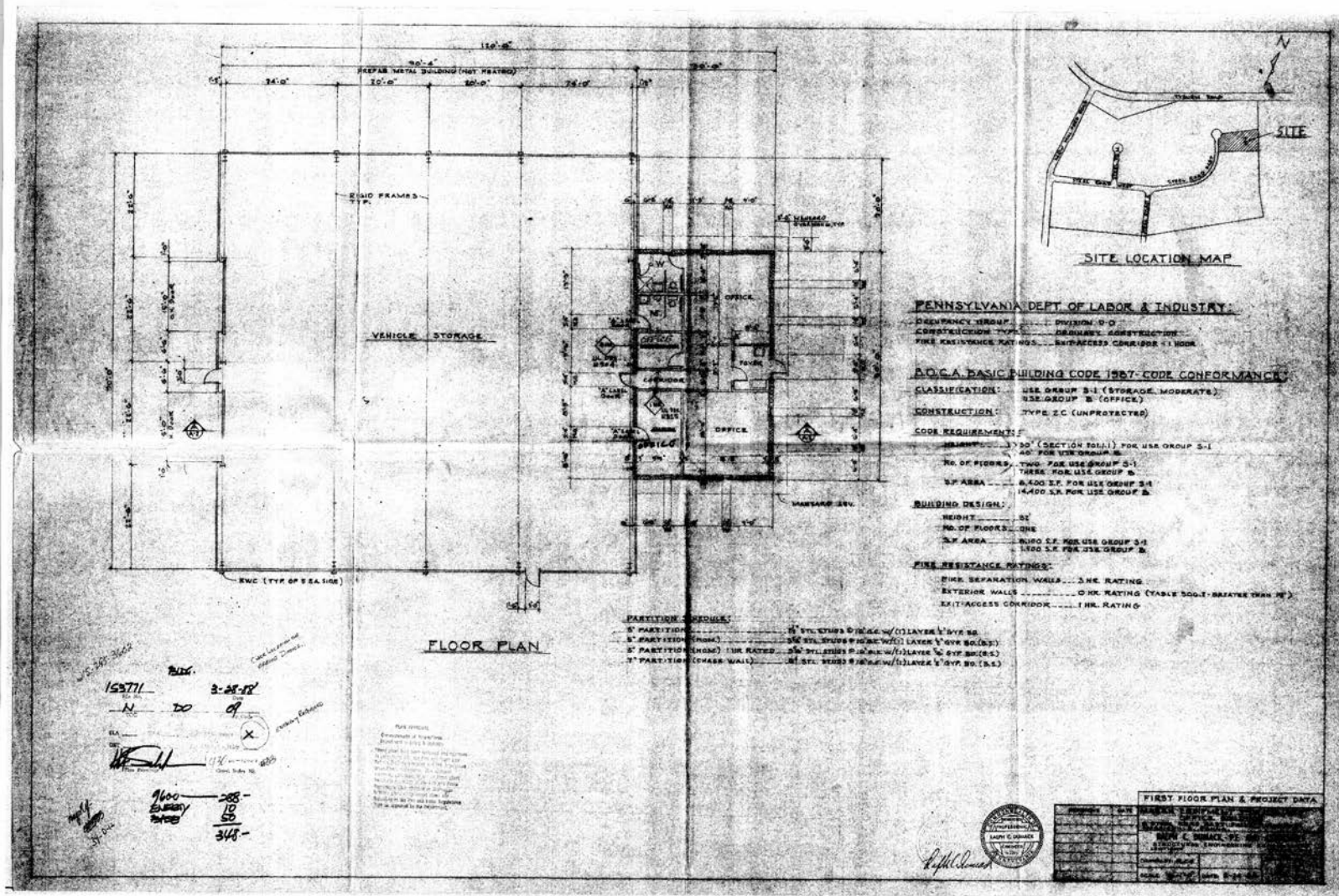
Jeffrey Licht, SIOR

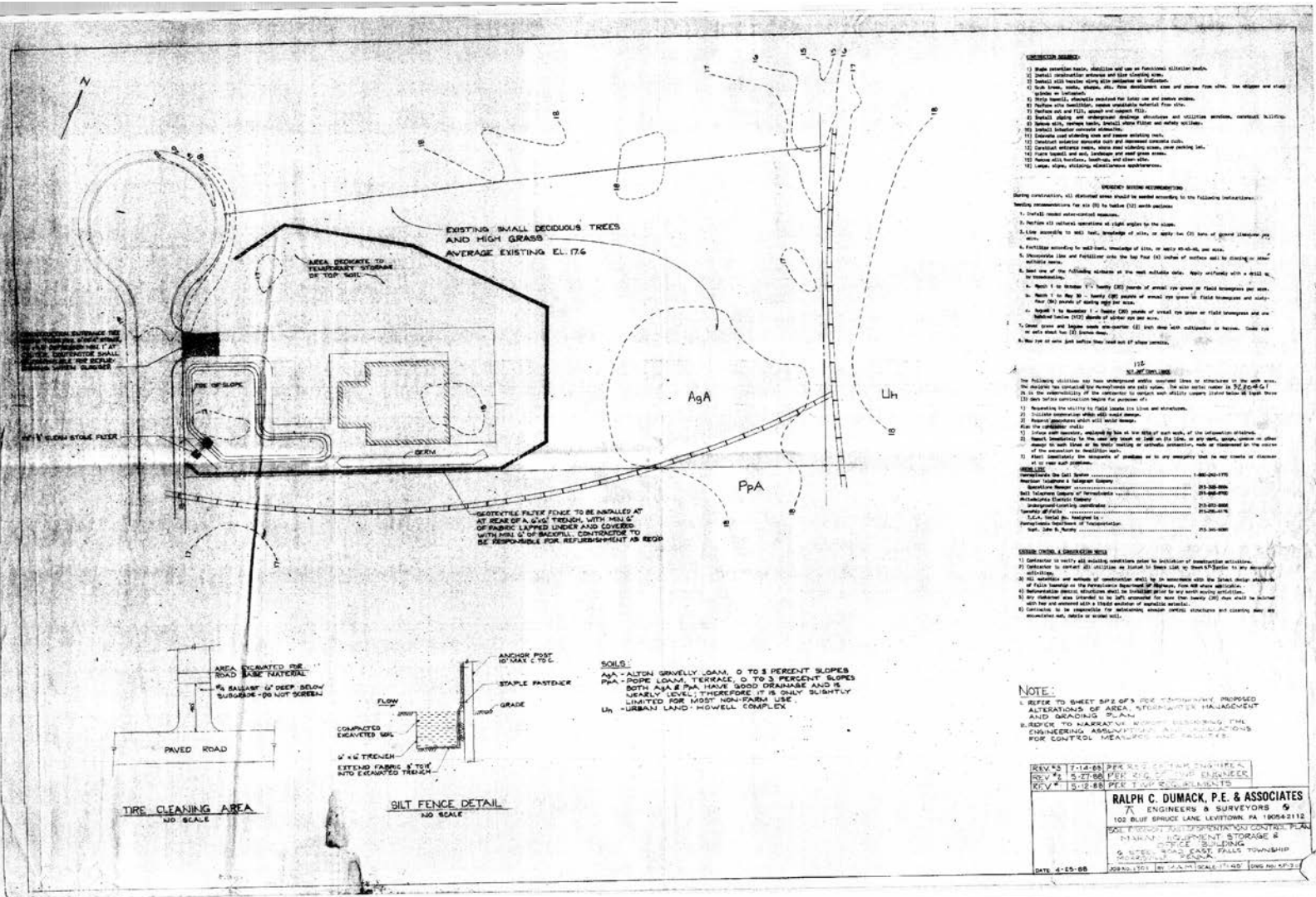
O: 215 396 2900 x101

jeff.licht@naimertz.com

<https://naimertz.com>

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.





Adam Lashner, SIOR

O: 215 396 2900 x102

adam.lashner@naimertz.com

Jeffrey Licht, SIOR

O: 215 396 2900 x101

jeff.licht@naimertz.com