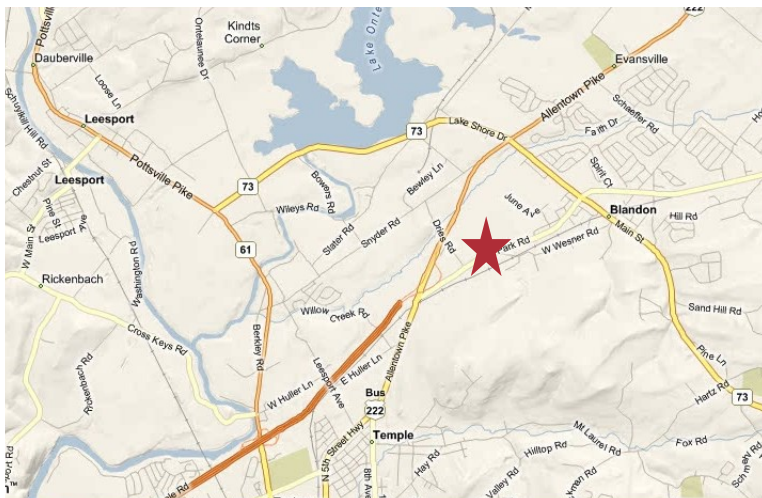


For Lease
53,172 SF Industrial Flex
on 2.6 Acres



1120 Park Road

Blandon, PA 19510

Property Features

- 53,172 SF easily divisible
- 5 Loading docks
- 3 Grade level doors
- On-site trailer parking
- Supported by two office areas w/ Lunch rooms
- 1,200 Amp, 3 - Phase, 480/240/208 Volt, w/ Bus Distribution
- 2.6 Acres - Macadam Parking Lot for cars & trucks
- Close proximity to Routes 222, 422, 61 and I-78
- FDA Approved, set up for Baking. Can be used for any Industrial Use

For more information, contact

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1120 Park Road
Blandon, PA

Data Sheet

GENERAL DATA	
Property Type:	FDA Approved Manufacturing / Production Space / Industrial / Flex
Lot Size:	2.6 Acres
Zoning:	Industrial
APN/Parcel ID:	04-01-017
Real Estate Taxes:	\$28,139 (2018) or \$0.53/ Ft
Municipality:	Maidencreek Township



DESCRIPTION	
Size (SF):	53,172 SF Total includes 2 office areas: 1,476 & 1,560 SF. Space is easily Demised
General Construction:	Block, steel superstructure; steel truss roof with metal deck, concrete floor; macadam lot Built in 1977
Misc. Equipment:	Pre-treatment system in place to achieve compliance for B.O.D. levels commonly exceeded in a high volume food operation Dry Baking ingredient Vats can remain
Lighting:	Mix of fluorescent and high pressure sodium w/ food-grade diffusers
Floor:	Smooth sealed concrete w/one portion food grade quarry tile
Ceiling Height:	16' 7" peak (rear) to 14' 7" (front) under open steel truss system
Truck Doors:	5 w/ levelers, bumpers, seals & curtains: two 8'6" w x 9' h; two 10' w x 9'11" h; one 9' w x 8'3" h
Truck Access:	3 - two 10' x 10' and one 14' w x 10' h
HVAC:	Gas fired forced air unit heaters
Gas:	UGI - 1 1/4" Main
Water:	On site well
Sewer:	Public, Maidencreek Authority
Electric:	1,200 Amp, 3 - Phase, 480/240/208 Volt w/ Buss Bar / Disconnects and multiple distribution panels to easily support manufacturing requirements
Sprinkler:	100% Sprinkler System (wet) last inspected 1/30/13. Monitored by an ADEMCO alarm system.
Parking:	50 Car Spaces on Macadam Lot plus Truck Parking or outside storage area

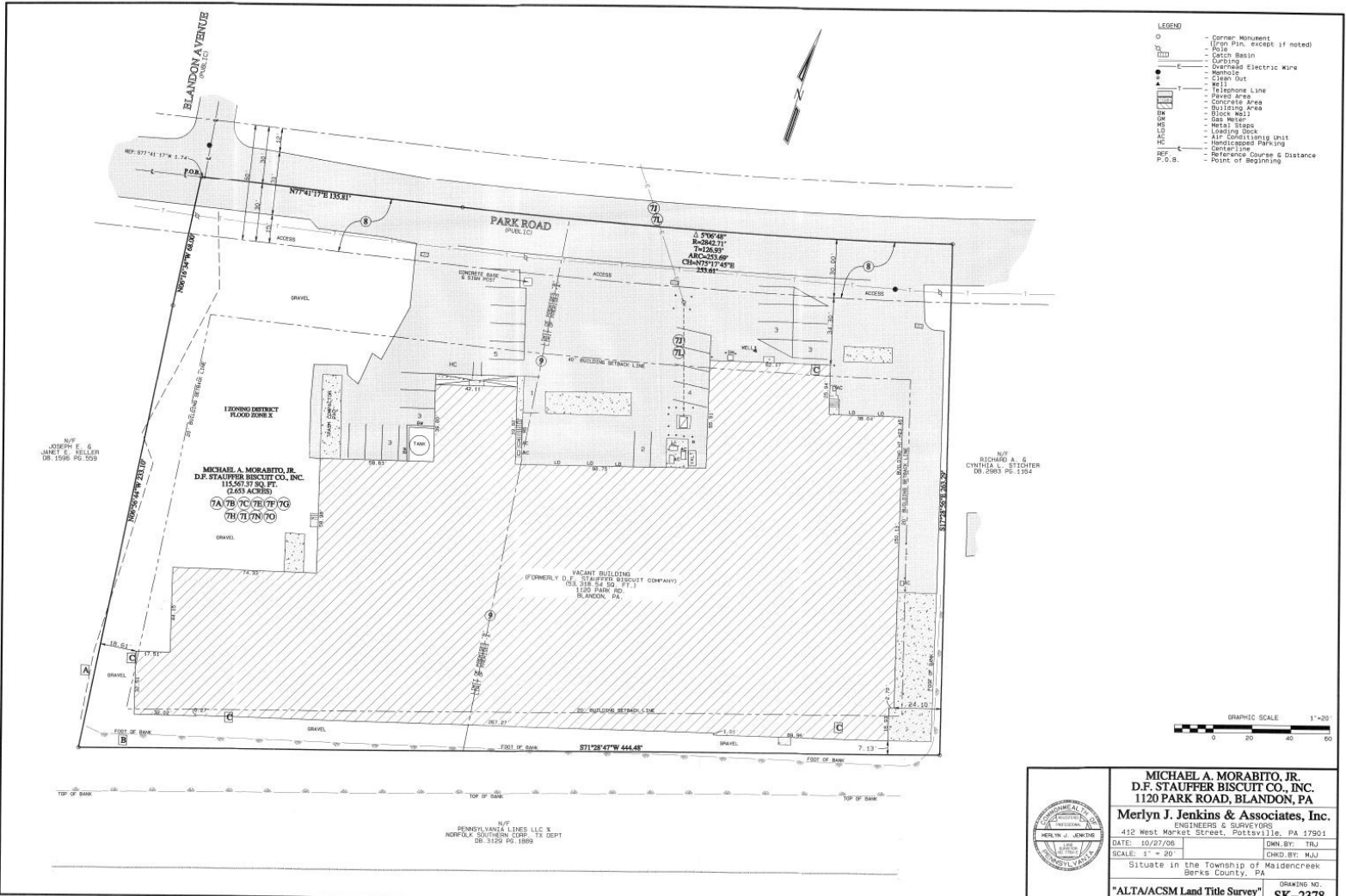


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Site Plan



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Photos



Equipment to be removed



5 Docks (oversized) & 1 Drive-In Door



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Photos

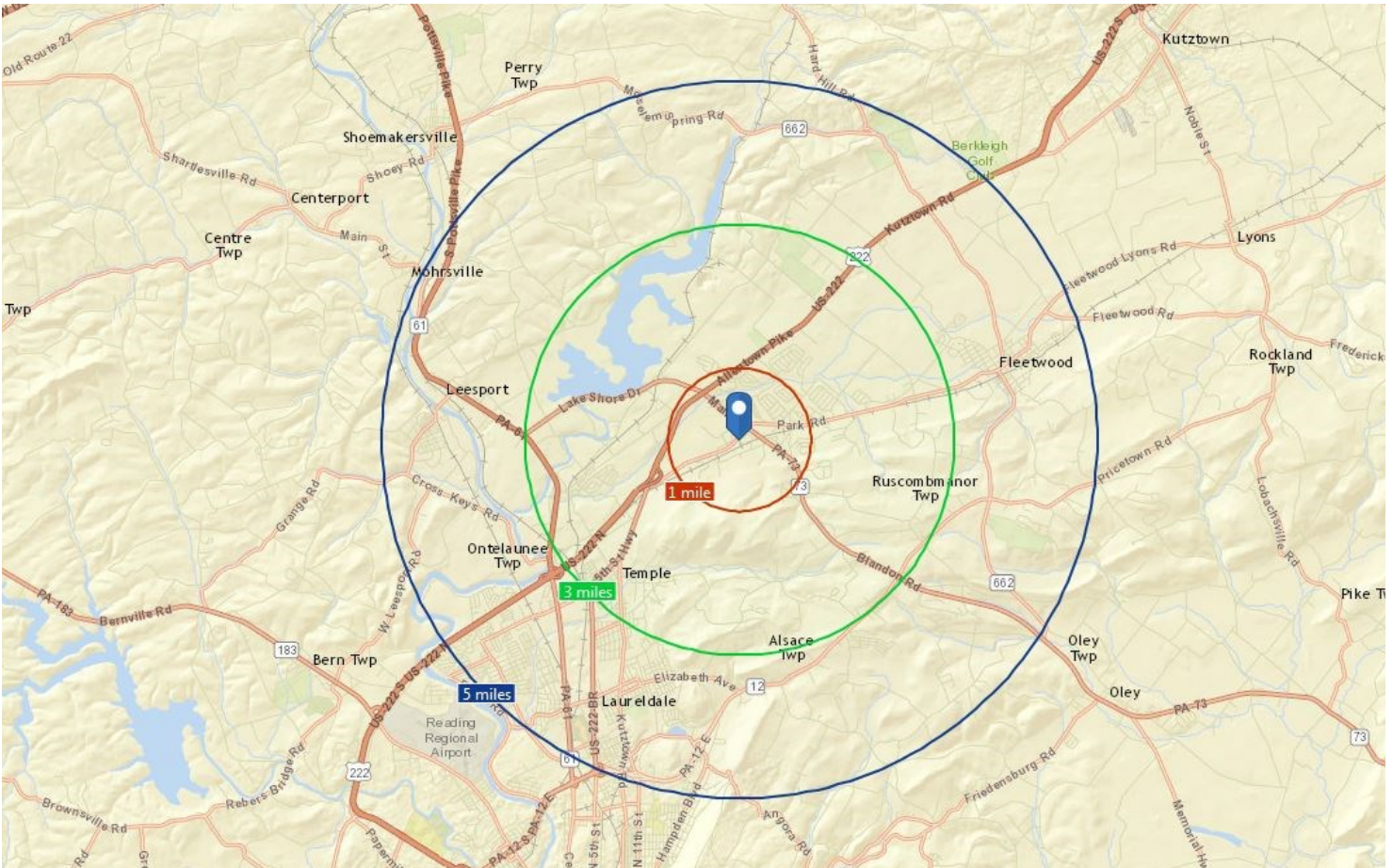


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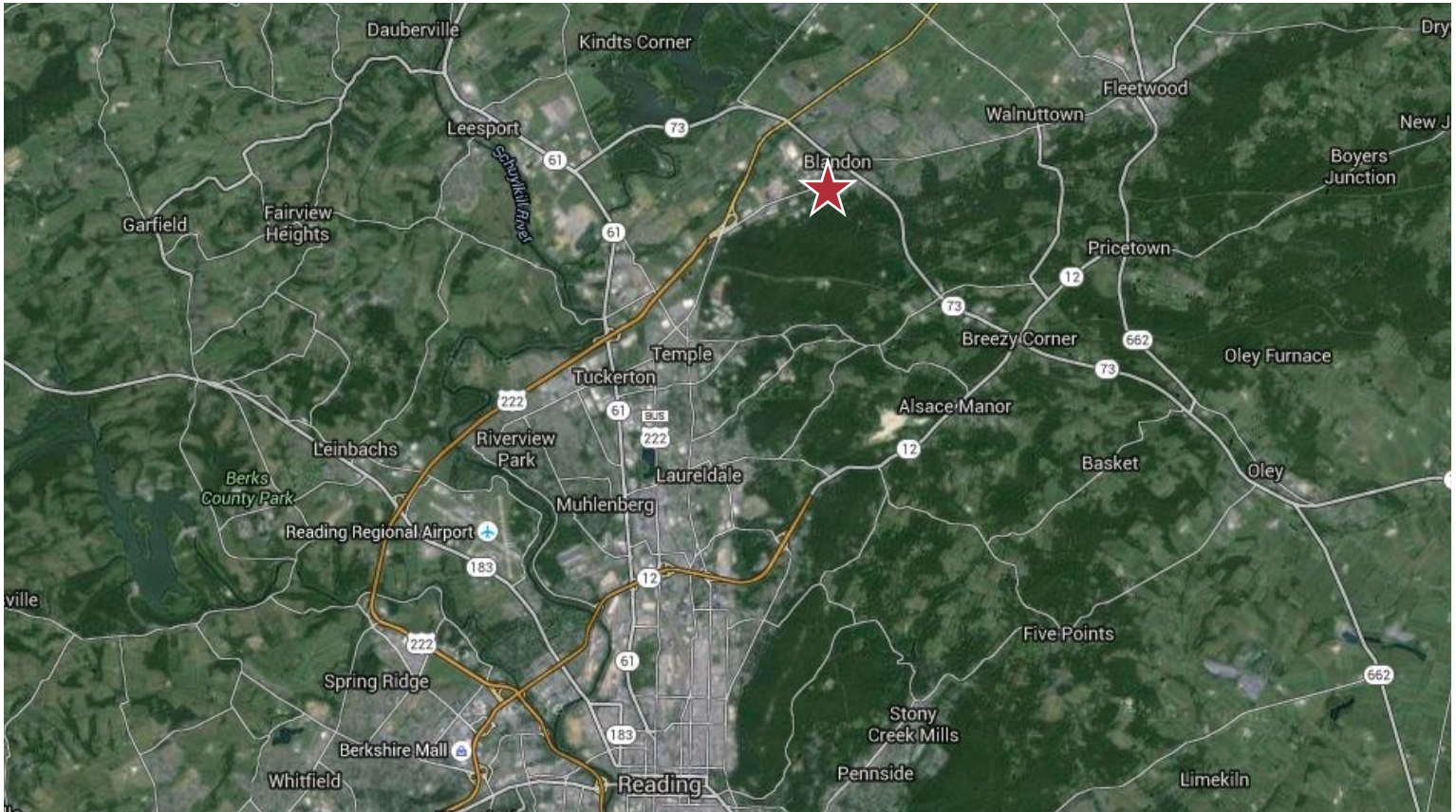
Demographics



2015 Employed Population 16+ by Industry		1 Mile		
Total		2,253	9,593	25,972
Agriculture/Mining		0.4%	2.7%	2.0%
Construction		7.8%	7.4%	6.0%
Manufacturing		23.4%	19.9%	19.2%
Wholesale Trade		3.5%	3.9%	3.4%
Retail Trade		10.7%	11.6%	13.3%
Transportation/Utilities		2.2%	4.0%	4.5%
Information		0.8%	1.0%	1.1%
Finance/Insurance/Real Estate		6.9%	5.7%	5.3%
Services		42.9%	42.0%	42.6%
Public Administration		1.4%	1.9%	2.6%
2015 Employed Population 16+ by Occupation		1 Mile		
Total		2,252	9,594	25,974
White Collar		55.1%	55.2%	55.9%
Management/Business/Financial		11.9%	11.2%	10.6%
Professional		21.9%	18.6%	19.7%
Sales		8.7%	9.4%	9.9%
Administrative Support		12.7%	15.9%	15.7%
Services		16.0%	15.9%	16.1%
Blue Collar		28.9%	29.0%	28.0%
Farming/Forestry/Fishing		0.0%	0.4%	0.3%
Construction/Extraction		4.7%	4.7%	5.0%
Installation/Maintenance/Repair		6.7%	5.3%	4.6%
Production		7.4%	9.0%	10.3%
Transportation/Material Moving		10.1%	9.5%	7.9%

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Location



Mileage and driving times to nearby cities and marine terminals

Major City	Mileage	Driving Time
Allentown, PA	27 miles	37 minutes
Philadelphia, PA	61 miles	1 hour, 12 minutes
Harrisburg, PA	64 miles	1 hour, 5 minutes
Baltimore, MD	115 miles	1 hours, 49 minutes
New York, NY	116 miles	2 hours, 2 minutes

Port	Mileage	Driving Time
Philadelphia Regional Port Authority	66 miles	1 hour, 17 minutes
Delaware River Port Authority	65 miles	1 hr, 21 minutes
Port of Wilmington	80 miles	1 hour, 26 minutes