



**242-246 GEIGER RD
RED LION INDUSTRIAL DISTRICT
PHILADELPHIA INDUSTRIAL PARK
PHILADELPHIA, PA 19116
TAX PARCEL ID: 88-4227400**

LOT SIZE:	Approx. 2.007 acres.
DESCRIPTION:	One-story modern warehouse/manufacturing facility.
SIZE OF BUILDING:	Approx. 30,700 sq. ft.
AVAILABLE SPACE:	Available space: 16,300 sq. ft.
PARKING:	Approx. sixteen (16) macadam-paved automobile spaces.
AGE OF BUILDING:	Constructed in 1985
CONSTRUCTION:	<u>Walls:</u> Front and side walls are fluted split-face block with concrete block foundation walls; rear wall is concrete block. <u>Floors:</u> Assumed, but not verified, to be 6" reinforced concrete slab with woven wire mesh poured on a layer of crushed stone. <u>Roof:</u> 3-ply built up roof over rigid insulation on 1-1/2", 22 gauge metal deck welded to top chords of steel joists.
CEILING HEIGHT:	18'11" sloping to 19'4" to the underside of bar joist.
LOADING:	<u>Tailgate:</u> Two (2) tailgate loading docks with steel sectional doors and mechanical load levelers. <u>Drive-In:</u> One (1) 14' x 14' electrically operated steel sectional door.
COLUMN SPACING:	30' x 40'
SPRINKLER:	100% wet system.



HVAC:	Natural gas fired Modine units and supplemental natural gas radiant units
INTERIOR LIGHTING:	LED fixtures
EXTERIOR LIGHTING:	Wall-mounted mercury vapor fixtures.
ELECTRIC:	200 amp 120/208 volt 3 phase provided by PECO.
OFFICE AREA:	Built to suit
TOILET FACILITIES:	Two (2) facilities each having one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, luxury vinyl tile floors and painted drywall.
WATER:	2" line supplied by an 8" main; service provided by Philadelphia Water & Sewer Dept.
SEWER:	10" sanitary main, 36" storm water main; service provided by Philadelphia Water & Sewer Dept.
GAS:	1-1/2" high-pressure service provided by Philadelphia Gas Works.
ASSESSMENT:	\$2,238,600 31(2026)
TAXES:	\$1.02/SF (2026)
ZONING:	I-2, Medium - Industrial.
LOCATION:	Situated in Northeast Philadelphia offering excellent access to major transportation routes—Route 1 (Roosevelt Boulevard), I-276 (Pennsylvania Turnpike Interchange 28), I-95 (Delaware Expressway), Route 63 (Woodhaven Road) as well as access to New Jersey via the Tacony-Palmyra, Betsy Ross, Burlington-Bristol and Turnpike Bridges.
SECURITY:	Building is wired for security protection.
AIRPORT:	Philadelphia International is forty (40) minutes away and Northeast Philadelphia is ten (10) minutes away.
HOTELS:	Most major hotels are represented within a five (5) to ten (10) minute drive.
PUBLIC TRANSPORTATION:	SEPTA Bus 67 stops on Geiger Road, originating at the Frankford Transportation Center.
MISCELLANEOUS:	10' x 12' shipper's office