



**9300 ASHTON ROAD, UNIT 3
ASHTON ROAD COMMONS
PHILADELPHIA, PA 19114
TAX PARCEL #: 88-3000078**

PARKING:	Macadam paved.
DESCRIPTION:	Modern one (1) story condominium unit.
SIZE OF UNIT:	Approx. 27,906 sq. ft. Plant/Warehouse: Approx. 26,044 sq. ft. Office: Approx. 1,862 sq. ft.
AGE OF BUILDING:	Construction completed in 1954.
CONSTRUCTION:	Combination of split face block and insulated steel sandwich panel
FLOOR:	Assumed but not verified to be 6" concrete.
ROOF:	GAF TPO system installed 2024.
CEILING HEIGHT:	Approx. 20'8" sloping to 19'8" clear under purlin.
COLUMN SPACING:	Approx. 29'5" x 60'0"
LOADING:	Tailgate: Two (2) 8' x 10' manually operated insulated steel sectional doors equipped with Edge-of-Dock levelers.
SPRINKLER:	100% wet system
HVAC:	Plant/Warehouse: Fully heated and air-conditioned by rooftop package units. Office: Fully heated and air-conditioned by rooftop package units.
INTERIOR LIGHTING:	Plant/Warehouse: Fluorescent lighting. Office: 2' x 4' recessed fluorescent lighting.
EXTERIOR LIGHTING:	Wall-mounted and pole-mounted fixtures.



ELECTRIC:	400 amps, 480 volts, 3 phase, 4 wire; service provided by PECO Energy.
OFFICE AREA:	Approx. 1,862 sq. ft. consisting of approx. two (2) private offices, one (1) conference room, one (1) bullpen area, and one (1) break room. Finishes include painted drywall, 2' x 4' acoustical ceiling tile with fluorescent lighting, and carpeted floors.
TOILET FACILITIES:	<p>Plant/Warehouse: One (1) men's room with two (2) water closets, two (2) urinals, and two (2) lavatories. One (1) ladies' room with four (4) water closets and three (3) lavatories. Finishes include 2'x 4' acoustical ceiling tile, LED lighting, ceramic tile flooring, and painted drywall with a wainscot of tile.</p> <p>Office: One (1) men's room with two (2) water closets, one (1) urinal, and two (2) lavatories. One (1) ladies' room with three (3) water closets and two (2) lavatories. Finishes include 2'x 4' acoustical ceiling tile, fluorescent lighting, mosaic tile flooring, and painted drywall.</p>
WATER:	Service provided by Philadelphia Water Department.
SEWER SERVICE:	Service provided by Philadelphia Sewer Department.
GAS SERVICE:	Service provided by Philadelphia Gas Works.
ZONING:	I1 – Light Industrial
ASSESSMENT:	\$2,351,000 (2026)
REAL ESTATE TAXES:	\$32,909 (\$1.18 per sq. ft.) (2026)
SECURITY PROTECTION:	100% wired for security protection.
MISCELLANEOUS:	Forklift charging stations are present within the plant/warehouse.
LOCATION:	Strategically located a short distance east of Roosevelt Boulevard (Route 1), the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Interstate 95, and Woodhaven Road (Route 63) and Academy Road exits of I-95 are only minutes from the property. Travel time to Center City Philadelphia is approx. twenty (20) minutes and New York City is approx. ninety (90) minutes.
PUBLIC TRANSPORTATION:	<p>SEPTA Bus Route 50 offers service from Parx Casino to Frankford Transit Center and stops at the intersection of Ashton Road & Woodbridge Road.</p> <p>SEPTA Regional Rail West Trenton line offers service from West Trenton, NJ to Center City Philadelphia and stops at the Torresdale Station, a short distance from the property.</p>
AIRPORT:	Philadelphia International (PHL) is twenty-five (25) minutes away, Northeast Philadelphia (PNE) is two (2) minutes away, and Trenton-Mercer (TTN) is forty (40) minutes away.
HOTELS:	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.