



+/- 146,300 SF INDUSTRIAL BUILDING FOR SALE

INDUSTRIAL BUILDING FOR SALE 9 SCHULTZ DRIVE | DELANO | PA



FEATURES

Description	One story industrial building with a 2 story office	
Size of Building	+/- 146,300 sf	
Lot Size	9.5± acres - irregular	
Date of Construction	1968 & 1988	
Structure	1968 - original construction +/- 64,300 sf 1988 - +/- 82,000 sf Total sf available: 146,300	
Construction	Steel frame with concrete block and brick veneer Floors: Reinforced concrete Roof: Flat, built-up with metal deck	
Ceiling Height	+/- 18' to 19'. Clear height under bar joist	
Column Spacing	Mostly 33' x 55' in the original building (approx.) Mostly 45' x 55' in the 1988 addition (approx.)	
Loading Facilities	Rear	Three tailgate truck docks Two drive-in doors
Office Area	+/- 3,300 modern air conditioned office space	

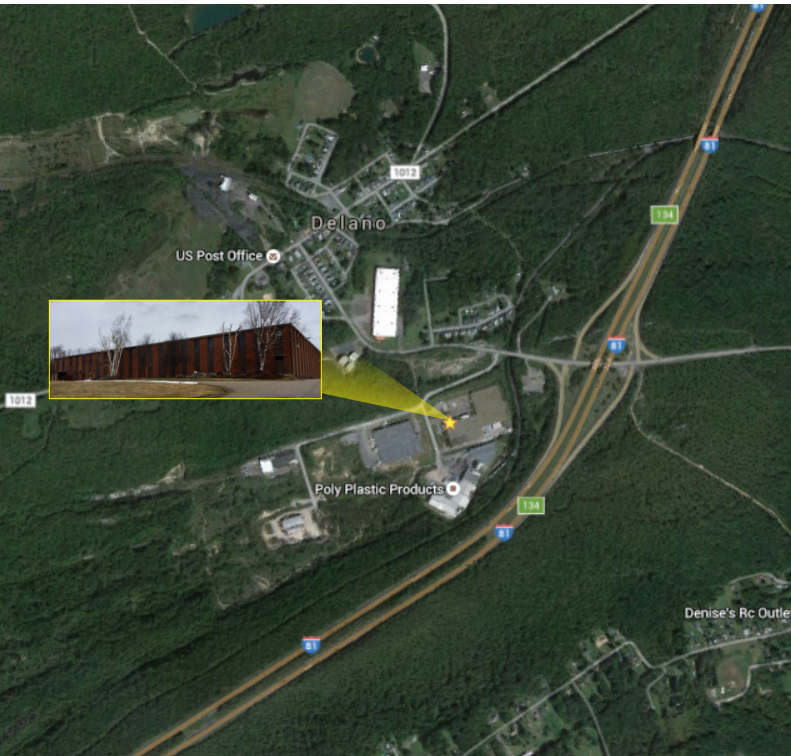
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Wolf Commercial Real Estate
www.wolfcre.com

NJ OFFICE
951 Route 73 North | Suite D
Marlton, NJ 08053
P 856 857-6300 | F 856 283-3950

PA OFFICE
630 Freedom Business Center | 3rd Floor
King of Prussia, PA 19406
P 215 799 6900 | F 610 768 7701

Building Successful Relationships



Features	
Fire Protection System	Fully sprinklered with wet system; the covered outside storage area has a dry sprinkler system.
Site Improvements	<ul style="list-style-type: none"> ▶ Concrete dock apron and staging area, and a 50' x 78' covered, concrete storage pad attached to the south elevation of the 1988 building addition ▶ Fire loop ▶ Exterior lighting
Electric	480/220 volt three phase
Heat	Heat source - propane 1968 - infrared heating units 1988 - addition has floor mounted, air rotation propane fired hot air furnaces.
Lighting	Fluorescent in offices and T-5 lighting in manufacturing area
Restrooms	There are adequate restrooms and locker rooms throughout the building.
Location	Located directly off I-81

CONTACT Us

Lee E. Fein
 Senior Vice President
 D 215 799 6040
 M 215 206 5580
lee.fein@wolfcre.com

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