

**20,000 SF Industrial Condo
Available For Sale**

Bergey Road

2880 BERGEY ROAD
HATFIELD, PA

PROPERTY HIGHLIGHTS

- **BUILDING SF:**
20,000 SF
- **AVAILABLE SF:**
Office: 2,300 SF
Warehouse: 17,700 SF
- **YEAR BUILT:**
1992
- **PROPERTY TYPE:**
Condo
- **CONSTRUCTION:**
Masonry
- **ZONING:**
Light Industrial - LI
- **POWER:**
Primary 400A, 120/280V, 3 phase; Secondary power includes added 480V, 3 phase, and 240V, 3 phase, distribution panels
- **ROOF:**
Carlisle EPDM, replaced in 2009.
Front Shingle Roof Replaced in 2022
- **PARKING:**
26 Spaces
- **BATHROOMS:**
4 Total (2 in office, 2 in warehouse)
- **DOCK DOORS:**
2 Dock doors
- **DRIVE-IN:**
1 Drive-in
- **CLEAR HEIGHT:**
18'
- **BUILDING HEIGHT:**
20'
- **COLUMN SPACING:**
41' x a minimum of 27'4"
- **FLOOR:**
4" thick 3,000 psi concrete (office), 5" thick 3,000 psi concrete (warehouse)
- **HVAC:**
Office: 5 Ton York AC and Gas Heat Rooftop Unit (Replaced in 2018)
Warehouse: 15 Gas Fired Radiant Heaters
- **LIGHTING:**
Office: Fluorescent
Warehouse: 4' T8 Bulbs 32W 5000K
- **SPRINKLER:**
Wet sprinkler system
- **UTILITIES:**
Public Water, Sewer, Electricity, Natural Gas
- **CONDO FEES:**
\$442/month
- **TAXES:**
\$29,115 in 2022
- **OWNERSHIP TYPE:**
Fee Simple Interest
- **COMPRESSED AIR:**
Throughout warehouse – 20 HP Screw Compressor
- **FANS:**
2 – 4' Exhaust Fans in warehouse
2 – Industrial Ceiling Fans in warehouse

ZONING

282-144 Designation of district; applicability.

In the LI Light Industrial District, the following regulations shall apply.

282-145 Use regulations. [Amended 12-9-1998 by Ord. No. 420TT]

A building may be erected or used and a lot may be used or occupied for any of the following purposes, and no other:

- Manufacturing, including the production, processing, cleaning, testing and distribution of materials, goods, food stuffs and other products.
- Warehousing, including wholesale business.
- Business office, including research laboratories.
- Printing, publishing or binding.
- Truck terminal distribution center.
- Contractor's office and storage.
- Lumberyard.
- Upholsterer or cabinetmaker.
- Mill where grain, lumber and similar products are processed.
- Household and office equipment repair.
- Laundry, dry cleaning or dyeing plant; linen, towel, and diaper service.
- Monument yard.
- Yard and office for the storage of coal, fuel, oil, including the erection of storage facilities.
- Any use similar to those enumerated above, when authorized as a special exception by the Zoning Hearing Board.

- The above listed items shall not include treatment facility as defined by 25 P.S., Chapter 71, or process for the purpose of processing or treating any residual waste, hazardous waste, agricultural waste, industrial waste, food processing waste or solid waste as defined by the Solid Waste Management Act, 35 P.S. § 6018.103 et seq., as last amended.
- Private helistop when authorized as a special exception by the Zoning Hearing Board. [Amended 5-28-2008 by Ord. No. 569]
- An auction house when located on a minimum ten-acre parcel and when authorized as a special exception by the Zoning Hearing Board.
- Adult use, provided the criteria set forth in § 282-213, Adult uses, are satisfied. [Added 4-23-2003 by Ord. No. 507]
- Educational use when limited to public secondary educational facilities serving fewer than 100 students, and subject to the following criteria: [Added 4-25-2007 by Ord. No. 556]

The maximum lot area shall be four acres.

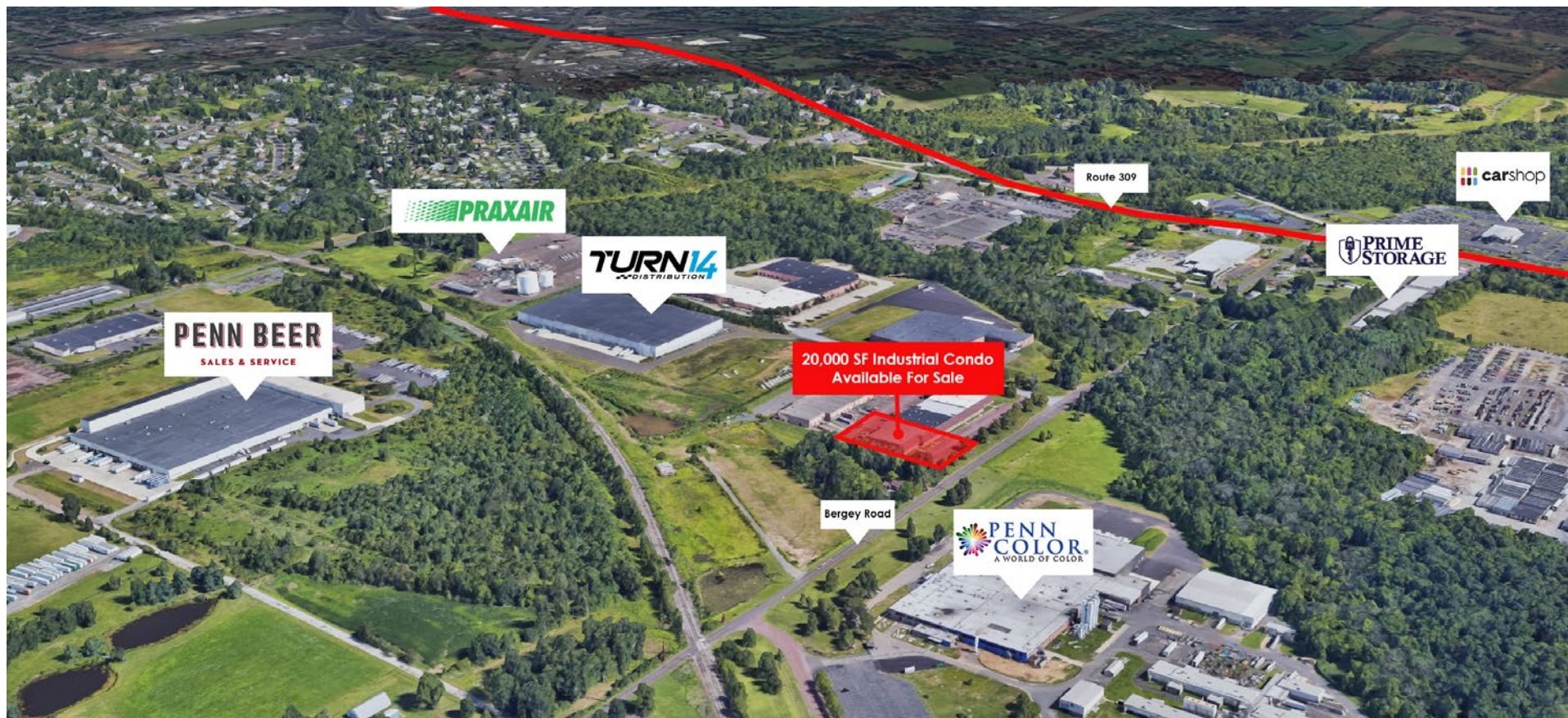
All students shall arrive and depart the facility by school bus.

Outdoor activities may take place only within fully enclosed areas.

Educational facilities permitted by this section must be separated from other public educational uses by at least 1/2 mile and must be located adjacent to a residential zoning district

- Any use not listed as a permitted use in any other district of Hatfield Township shall be allowed in the LI Light Industrial District as a special exception by the Zoning Hearing Board in accordance with the standards contained in § 282-230. [Added 8-25-2010 by Ord. No. 607]

LOCATION



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