

1440 WELLS DRIVE

Bensalem, PA 19020

 **FOR SALE**
 **INDUSTRIAL**
 **26,746 SF**



PROPERTY DESCRIPTION

- Building Size: 26,746 SF
- Lot Size: 2.47 AC
- Office: 1,768+/- SF
- Ceiling Height: 20' clear
- Loading: Four (4) 8' x 10' loading docks with levelers and one (1) 12' x 14' drive-in door
- Sprinkler: 100% wet system
- Power: 200 amps
- HVAC: Gas heat in warehouse; office has gas and electric heat and is fully air-conditioned
- Utilities: All municipal utilities available
- Zoning: LI - Light Industrial
- Taxes: \$32,234 (2025)
- Location: Situated within excellent proximity to major transportation arteries, including I-95 and the Pennsylvania Turnpike with easy access to Philadelphia and New Jersey.

FOR MORE INFORMATION

Jared Licht

☎ 215.396.2900 x105

✉ licht@naimertz.com

Jeffrey Licht, SIOR

☎ 215.396.2900 x101

✉ bucks@naimertz.com

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NAIMertz



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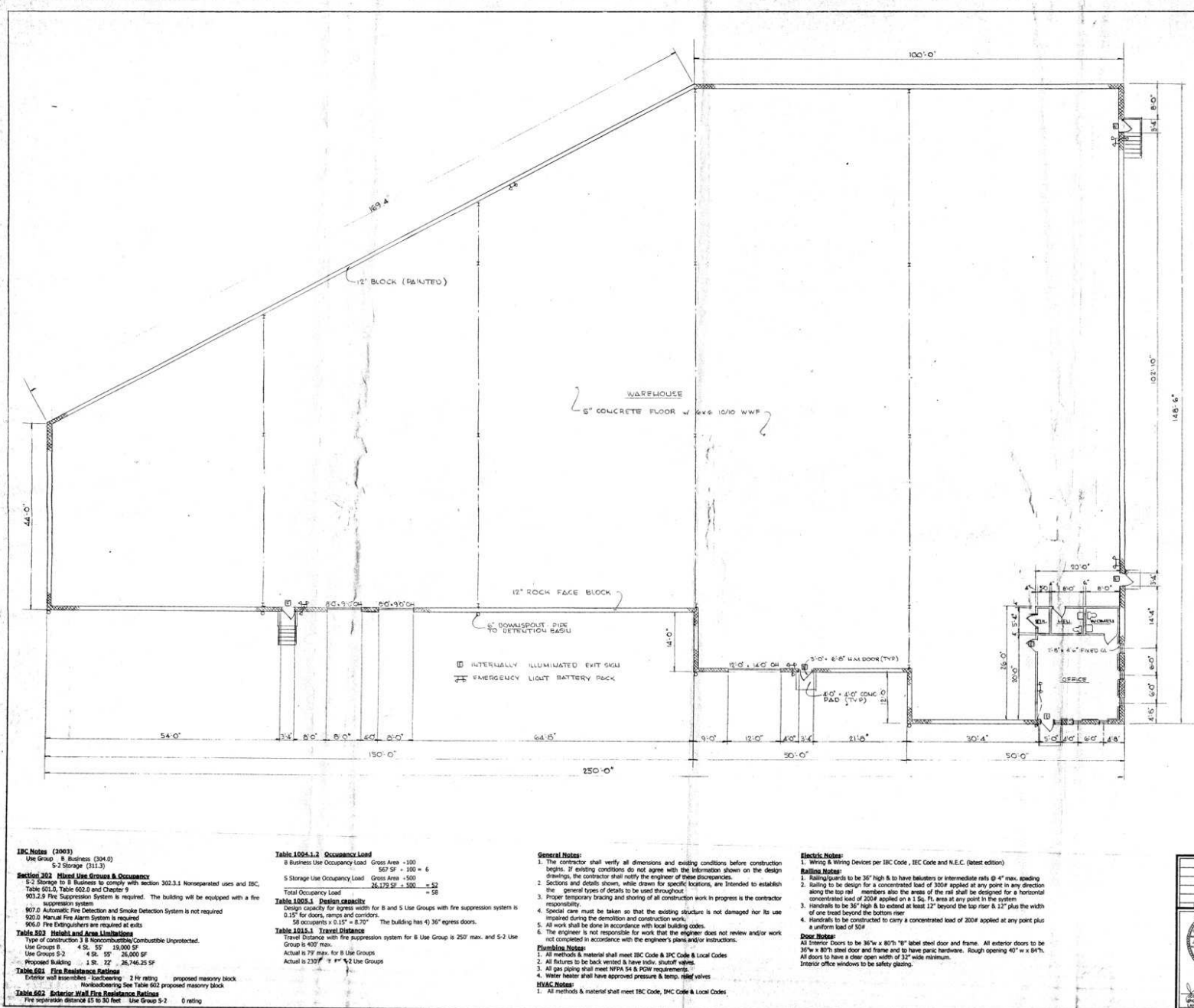
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IBC Notes (2003)
Use Group: B Business (304.0)
5-2 Storage (311.3)
Section 502 Mixed Use Groups & Occupancy
5-2 Storage to B Business to comply with section 502.3.1 Nonseparated uses and 304.0, Table 501.0, Table 602.0 and Chapter 9
903.2.9 Fire Suppression System is required. The building will be equipped with a fire suppression system.
907.0 Automatic Fire Detection and Smoke Detection System is not required.
907.0 Manual Fire Alarm System is required.
907.0 Fire Extinguishers are required at exits.
Table 502.1 Height and Area Limitations
Type of construction 3 B Noncombustible/Combustible Unprotected.
Use Groups B 4.5L 15' 19,000 SF
Use Groups S-2 4.5L 15' 26,000 SF
Proposed Building 1.5L 22' 26,746.25 SF
Table 501.1 Fire Resistance Ratings
Exterior wall assemblies - loadbearing 2 Hr rating proposed masonry block
Nonloadbearing See Table 602 proposed masonry block
Table 502.1 Exterior Wall Fire Resistance Ratings
Fire separation distance 15 to 30 feet Use Group S-2 0 rating

Table 1004.1.2 Occupancy Load
B Business Use Occupancy Load Gross Area +100 567 SF + 100 = 6
S Storage Use Occupancy Load Gross Area +500 26,175 SF + 500 = 52
Total Occupancy Load
Table 1005.1 Design Capacity
Design capacity for spaces within for B and S User Groups with fire suppression system is 0.15' for doors, ramps and corridors.
58 occupants + 0.15' = 8.70' The building has 4) 36" egress doors.
Table 1015.1 Travel Distance
Travel Distance with fire suppression system for B Use Group is 250' max. and S-2 Use Group is 400' max.
Actual is 79' max. for B Use Groups
Actual is 230' for S-2 Use Groups

General Notes:
1. The contractor shall verify all dimensions and existing conditions before construction begins. If existing conditions do not agree with the information shown on the design drawings, the contractor shall notify the engineer of these discrepancies.
2. Sections and details shown, while drawn for specific locations, are intended to establish the general types of details to be used throughout.
3. Proper temporary bracing and shoring of all construction work in progress is the contractor responsibility.
4. Special care must be taken so that the existing structure is not damaged for its use impaired during the demolition and construction work.
5. All work shall be done in accordance with local building codes.
6. The engineer is not responsible for work that the engineer does not review and/or work not completed in accordance with the engineer's plans and/or instructions.
Plumbing Notes:
1. All methods & material shall meet IBC Code & IPC Code & Local Codes
2. All fixtures to be back vented & have individual shut-off valves.
3. All gas piping shall meet NFPA 54 & PCW requirements.
4. Water heater shall have approved pressure & temp. relief valves.
MECHANICAL Notes:
1. All methods & material shall meet IBC Code, IMC Code & Local Codes

Electric Notes:
1. Wiring & Wiring Devices per IBC Code, NEC Code and N.E.C. (latest edition)
Railings Notes:
1. Railings/guards to be 36" high & to have balusters or intermediate rails @ 4" max. spacing.
2. Sailing to be design for a concentrated load of 300# applied at any point in any direction along the top rail. Members also the areas of the rail shall be designed for a horizontal concentrated load of 200# applied on a 1 Sq. Ft. area at any point in the system.
3. Handrails to be 36" high & to extend at least 12" beyond the top riser & 12" plus the width of one tread beyond the bottom riser.
4. Handrails to be constructed to carry a concentrated load of 200# applied at any point plus a uniform load of 50#
Door Notes:
1. All exterior doors to be 36" w x 80" h 18" label steel door and frame. All exterior doors to be 36" w x 80" h steel door and frame and to have panic hardware. Rough opening 40" w x 84" h.
2. All doors to have a clear open width of 32" wide minimum.
3. Interior office windows to be safety glazing.

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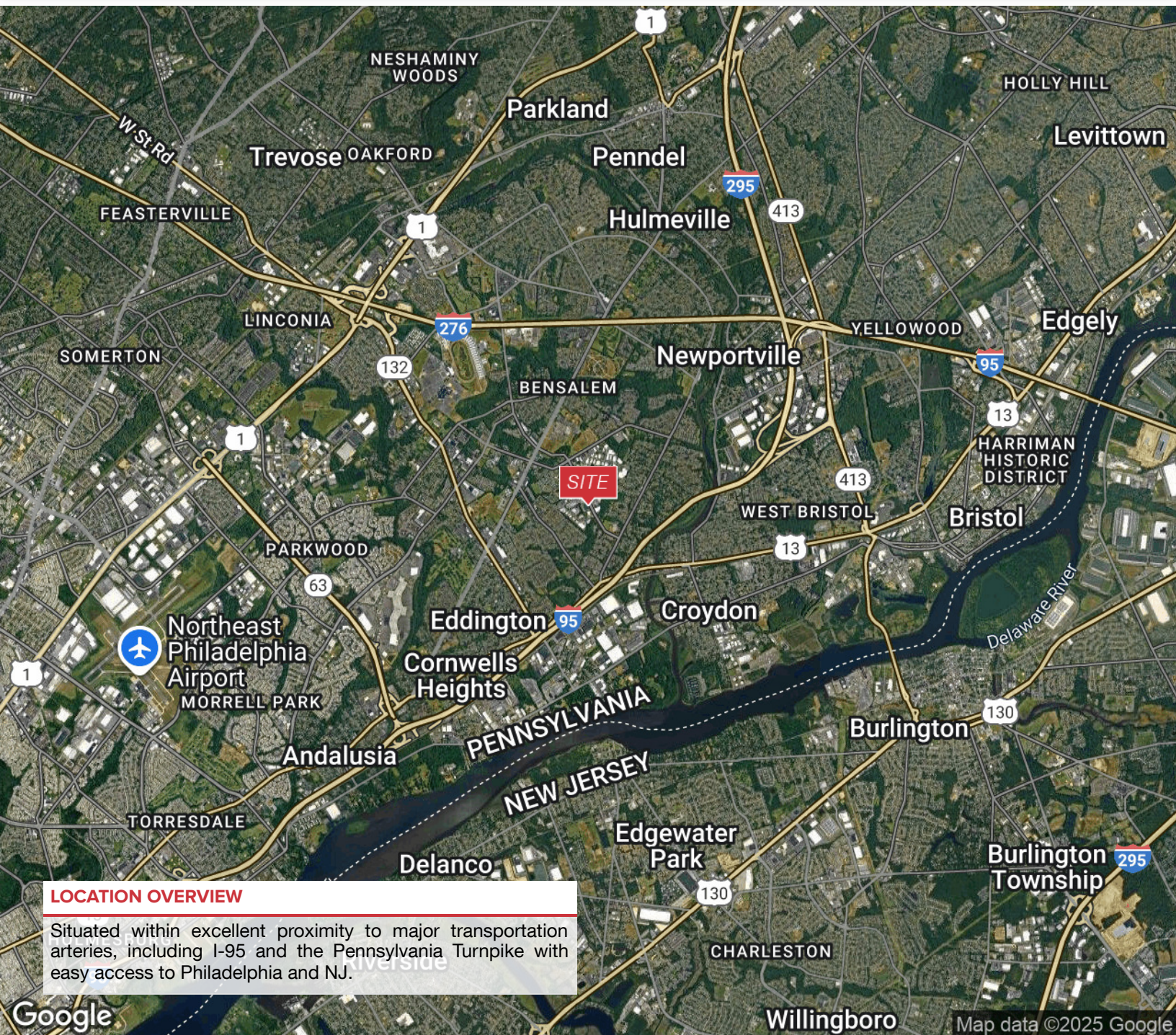
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