

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

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. ANY TO BE IMPLIED OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz



NAI Mertz | 210 E. Street Road, Suite 3B
Feasterville-Trevose, PA 19053

215-396-2900 | naimertz.com



1440 WELLS DRIVE

Bensalem, PA 19020



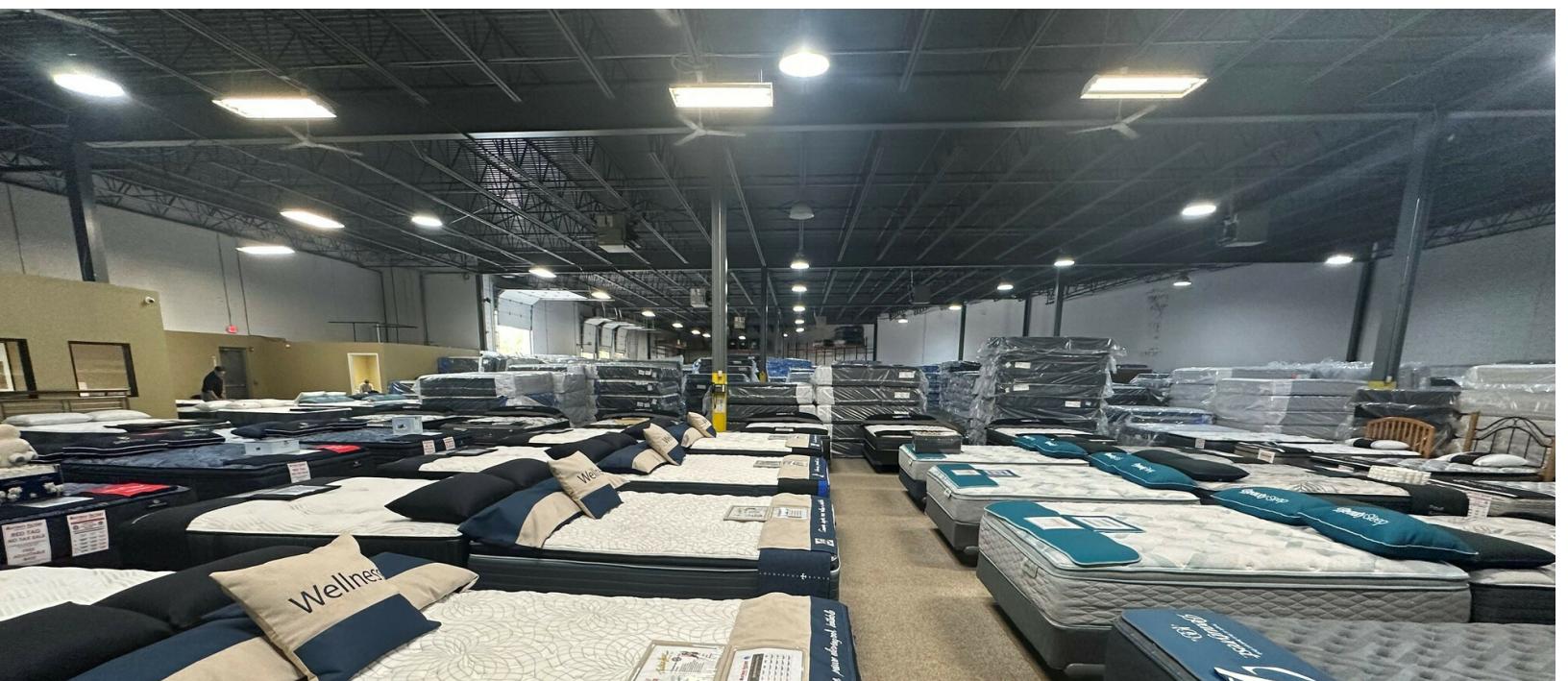
FOR SALE



INDUSTRIAL



26,746 SF



FOR MORE INFORMATION

Jared Licht

(215.396.2900 x105

(licht@naimertz.com

Jeffrey Licht, SIOR

(215.396.2900 x101

(bucks@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz



NAI Mertz | 210 E. Street Road, Suite 3B

Feasterville-Trevose, PA 19053

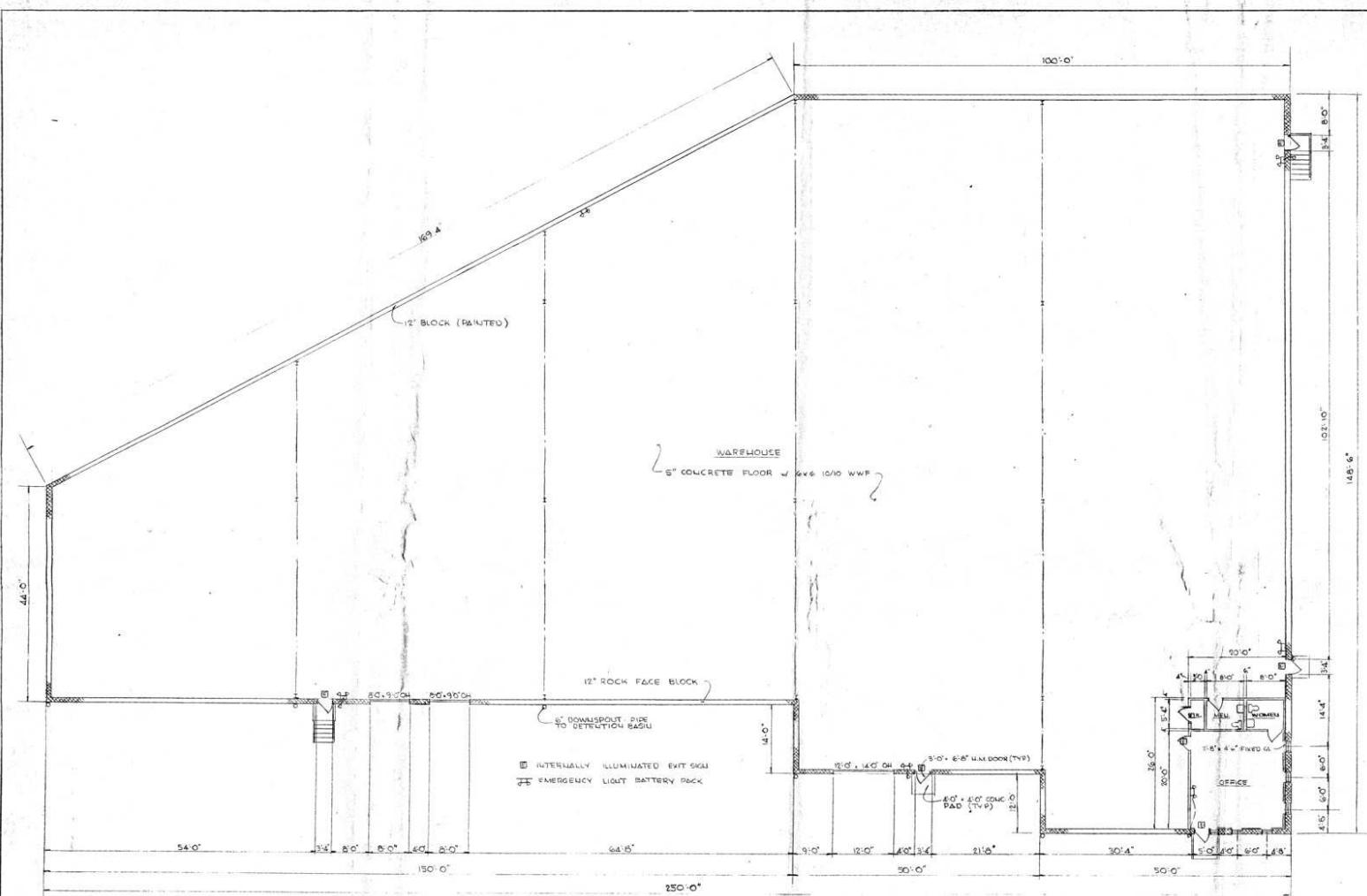
215-396-2900 | naimertz.com



1440 WELLS DRIVE

Bensalem, PA 19020

FOR SALE
INDUSTRIAL
26,746 SF



IRC Notes (2009)

Use Group: B Business (394.0)

S-2 Storage (311.3)

Section 302 Mixed Use Groups & Occupancy
S-2 Storage and B Business comply with section 302.3.1 Nonseparated uses and SBC 702.10.1, Table 602.2 and Chapter 9

903.2.9 Fire Suppression System is required. The building will be equipped with a fire

907.0 Automatic Fire Detection and Smoke Detection System is not required

920.0 Manual Fire Alarm System is required

903.2.10 Egress doors are required at exits

Table 503 Habitability and Accessibility

Type of construction 3 B Noncombustible/Combustible Unprotected.

User Groups: B-1 St. 19,000 SF

User Groups: S-2 St. 55' 55" 26,000 SF

Proposed Building: 1 St. 22' 26,746.25 SF

Table 601 Fire Resistance Ratings

Exterior wall assembly: 2 Hr rating proposed masonry block

Nonbearing See Table 602 proposed masonry block

Table 602 Exterior Wall Fire Resistance Ratings

Fire separation distance 15 to 30 feet Use Group: S-2 0 rating

Table 1094.1.2 Occupancy Load

B Business Use Occupancy Load Gross Area = 100
567 SF = 100 = 6
S Storage Use Occupancy Load Gross Area = 500
26,179 SF = 500 = 52

Total Occupancy Load = 58

Table 1095.1.1 Detention capacity

Design capacity for egress width for B and S Use Groups with fire suppression system is 0.15' per door, per 1000 occupants.
50 occupants x 0.15' = 7.5' 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 300' max.

Actual is 79' max. for B Use Groups

Actual is 230' for S-2 Use Group

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 design and details.
3. Proper temporary bracing and shoring of all construction work in progress is the contractor's responsibility.
4. Special care must be taken so that the existing structure is not damaged nor 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 piping and material shall meet IBC Code & IPC Code & Local Codes
2. All fixtures to be back vented & have individual shutoff valves
3. All piping shall meet NFPA 54 & Piping requirements
4. Water heating shall have approved pressure & temp. relief valves

HVAC Notes:

1. All methods & material shall meet IBC Code, IPC Code & Local Codes

Electric Notes:

1. Wiring & Wiring Devices per IBC Code, IEC Code and N.E.C. (latest edition)
2. Receptacles
3. Railing guards to be 36" high & to have balusters or intermediate rails @ 4" max. spacing
4. Railing to be design for a concentrated load of 300# applied at any point in any direction above the rail height. The railing shall be able to withstand a horizontal concentrated load of 200# applied on a 1 Sq. Ft. area at any point in the system
5. Handrails to be 36" high & to extend at least 12" beyond the top riser & 12" plus the width of the stairs beyond the bottom riser
6. Handrails to be constructed to carry a concentrated load of 50#

Door Notes:

1. All interior doors to be 36" x 80" 1" thick steel door and frame. All exterior doors to be 36" x 80" steel door and frame and to have panic hardware. Rough opening 40" x 84". All doors to be self-closing and self-latching. Grade minimum.
2. Interior office windows to be safety glazing.

FOR MORE INFORMATION

Jared Licht

(215) 396.2900 x105

✉ licht@naimertz.com

Jeffrey Licht, SIOR

(215) 396.2900 x101

✉ bucks@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz

NAI Mertz | 210 E. Street Road, Suite 3B
Feasterville-Trevose, PA 19053
215-396-2900 | naimertz.com



1440 WELLS DRIVE

Bensalem, PA 19020



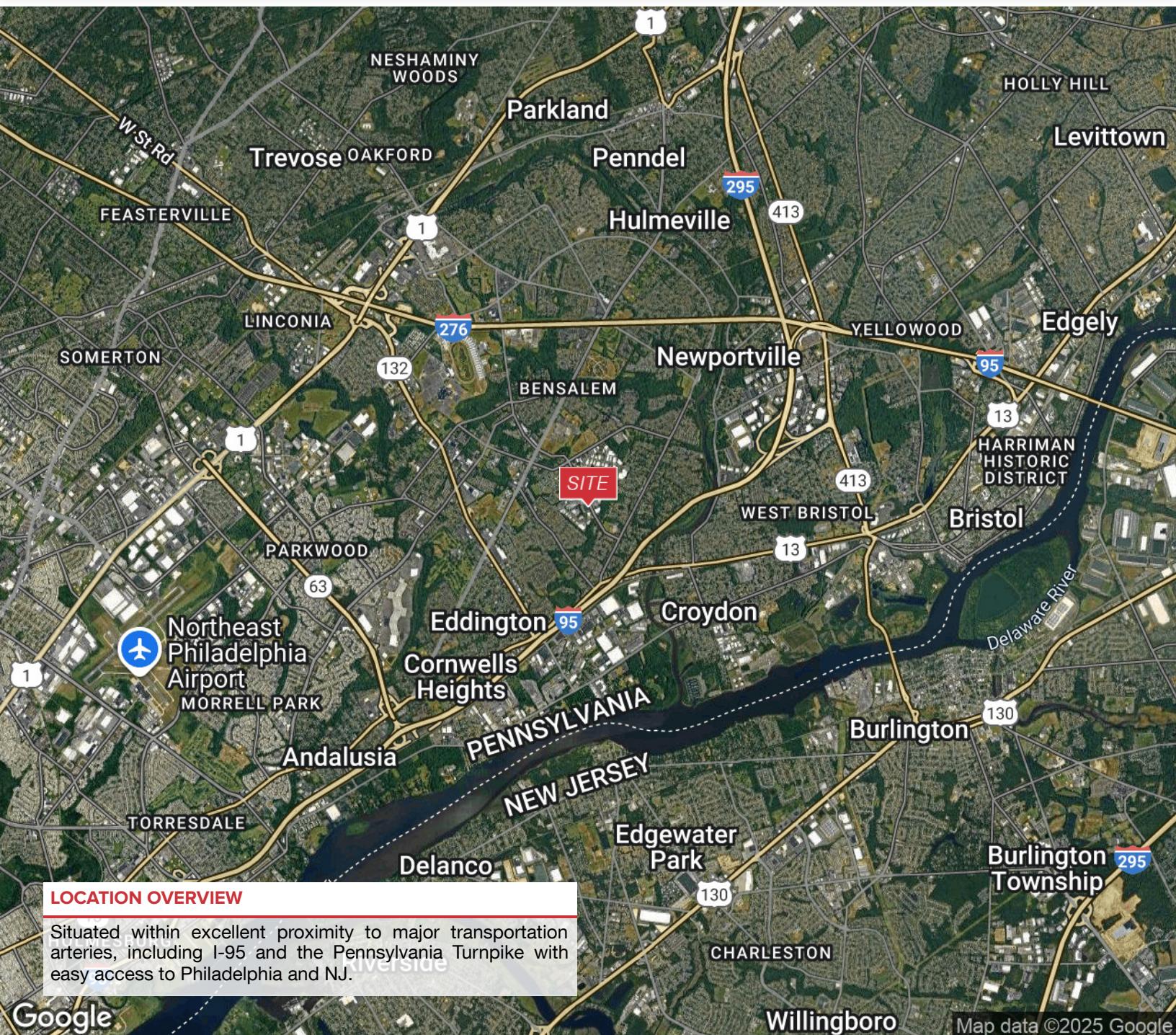
FOR SALE



INDUSTRIAL



26,746 SF



LOCATION OVERVIEW

Situated within excellent proximity to major transportation arteries, including I-95 and the Pennsylvania Turnpike with easy access to Philadelphia and NJ.

FOR MORE INFORMATION

Jared Licht

(215.396.2900 x105

(licht@naimertz.com

Jeffrey Licht, SIOR

(215.396.2900 x101

(bucks@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. ANY TO BE IMPLIED OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz

NAI Mertz | 210 E. Street Road, Suite 3B
Feasterville-Trevose, PA 19053
215-396-2900 | naimertz.com

