

**Roddy Inc.**  
*Industrial & Commercial Real Estate*



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**1324 ADAMS ROAD**  
**BENSALEM, BUCKS COUNTY, PA 19020**  
**TAX PARCEL #: 02-073-186**

**LOT SIZE:** 1.24 acres

**DESCRIPTION:** Modern, one-story warehouse/manufacturing facility.

**SIZE OF BUILDING:** Approx. 22,245 sq. ft.

Offices:	Two-story office of approx. 4,490 sq. ft. (2,245 sq. ft. per floor)
Plant/Warehouse:	Approx. 17,755 sq. ft.

**PARKING:** Twenty-seven (27) automobiles; expandable.

**AGE OF BUILDING:** Built 1975.

**CONSTRUCTION:** **Frame:** Masonry and steel.  
**Walls:** The front of the building is a brick facade over concrete block. The sides and rear are painted concrete block.  
**Floors:** 6" concrete reinforced with 6x6 10/10 W.M.  
**Roof:** Modified bitumen.

**CEILING HEIGHT:** 18'9" sloping to 18'4" clear under bar joist.

**LOADING:** **Tailgate:** Two (2) 8' x 10' insulated steel sectional doors with dock shelters and a shared dock light.  
**Drive-In:** Two (2) 12' x 14' electrically operated steel sectional doors.

**COLUMN SPACING:** 34' x 40'



- SPRINKLER SYSTEM:** Wet system supplied by a 6" main providing .16 density over the most remote 1,500 sq. ft.
- SECURITY SYSTEM:** Alarm system monitored by Citadel Security Systems.
- HVAC:** **Office:** Natural gas fired rooftop package units.  
**Plant/Warehouse:** Six (6) suspended natural gas fired blower units.
- INTERIOR LIGHTING:** Fluorescent.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- OFFICE AREA:** **1<sup>st</sup> Floor:** 2,245 sq. ft. divided into five (5) private offices, a reception/bullpen area, one (1) shop office and a small kitchenette with base and wall cabinets. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and mix of carpet and VCT flooring. **2<sup>nd</sup> Floor:** 2,245 sq. ft. divided into six (6) private offices and a conference room. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and carpet tiles.
- TOILET FACILITIES:** **Office: 1<sup>st</sup> Floor:** One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles and fluorescent lighting, wallpaper over sheetrock and tile flooring. **2<sup>nd</sup> Floor:** One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles and fluorescent lighting, wallpaper over sheetrock and tile flooring.  
**Plant/Warehouse:** One (1) men's room with one (1) water closet, two (2) urinals and one (1) lavatory. One (1) ladies' room with two (2) water closets and one (1) lavatory. One (1) unisex restroom room with one (1) toilet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted block and a painted concrete floor.
- ELECTRIC:** 200 amp, 240 volt, 3 phase; service provided by PECO Energy.
- WATER:** 10" main; service provided by Aqua Pennsylvania.
- SEWER:** 10" main; service provided by Bucks County Water and Sewer Authority.
- GAS:** 6" main connected to a 1.75" high pressure line; supplied by PECO Energy.
- ASSESSMENT:** \$107,800 (2024)
- TAXES:**
- |           |                                 |
|-----------|---------------------------------|
| County:   | \$ 2,959.11 (2024)              |
| Township: | \$ 2,479.40 (2024)              |
| School:   | <u>\$ 18,094.21 (2023/2024)</u> |
| TOTAL:    | \$ 23,532.72 (\$1.06/SF)        |



- ZONING:** LI – Light Industrial
- LOCATION:** Strategically located northwest of Exit 37 (Street Road Interchange) of Interstate 95, the property provides convenient access to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is just twenty-five (25) minutes from Metropolitan Philadelphia, fifteen (15) minutes from Trenton, NJ, ninety (90) minutes from New York.
- AIRPORT:** Philadelphia International (PHL) is thirty-five (35) minutes away, Northeast Philadelphia (PNE) is twenty (20) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Trenton Line stops at The Croydon Train Station located within three (3) miles of the property. SEPTA Bus 129 stops at the property.
- MISCELLANEOUS:** Perimeter windows along back of building for natural light.