

Office | For Sale

CBRE

# 3618 Hulmeville Road

Bensalem, PA 19020



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For Sale

# Listing Summary

- **Asking Price:**

- \$2,299,999
- (\$150.33/SF)

- **Site Overview:**

- 15,300 SF
- 1.66 AC Lot
- 50 Parking Spaces
- 1 Loading Dock
- High Ceilings
  - 21 ft floor to ceiling
  - 16-17ft clear height
- Signage on Hulmeville Rd
- *Sold vacant upon sale*





# Building Highlights

- 12,023 RSF Unit (Orbital - owner/occupier) :
  - Large Reception Area
  - 2 Conference Rooms (Boardroom and Large Conference)
  - 12 Private Offices
  - Bullpen for +/- 40
  - Kitchenette, Storage
- 1,913 RSF Unit (Parlow & Lang):
  - Leased to a law firm (month to month)
- The building has operated as Orbital Engineering's local HQ for over 20 years. Prior to that, True Value had a single tenant retail presence in the building.



Board Room



# Exterior

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# Interior

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Front Entrance



Bullpen



Conference



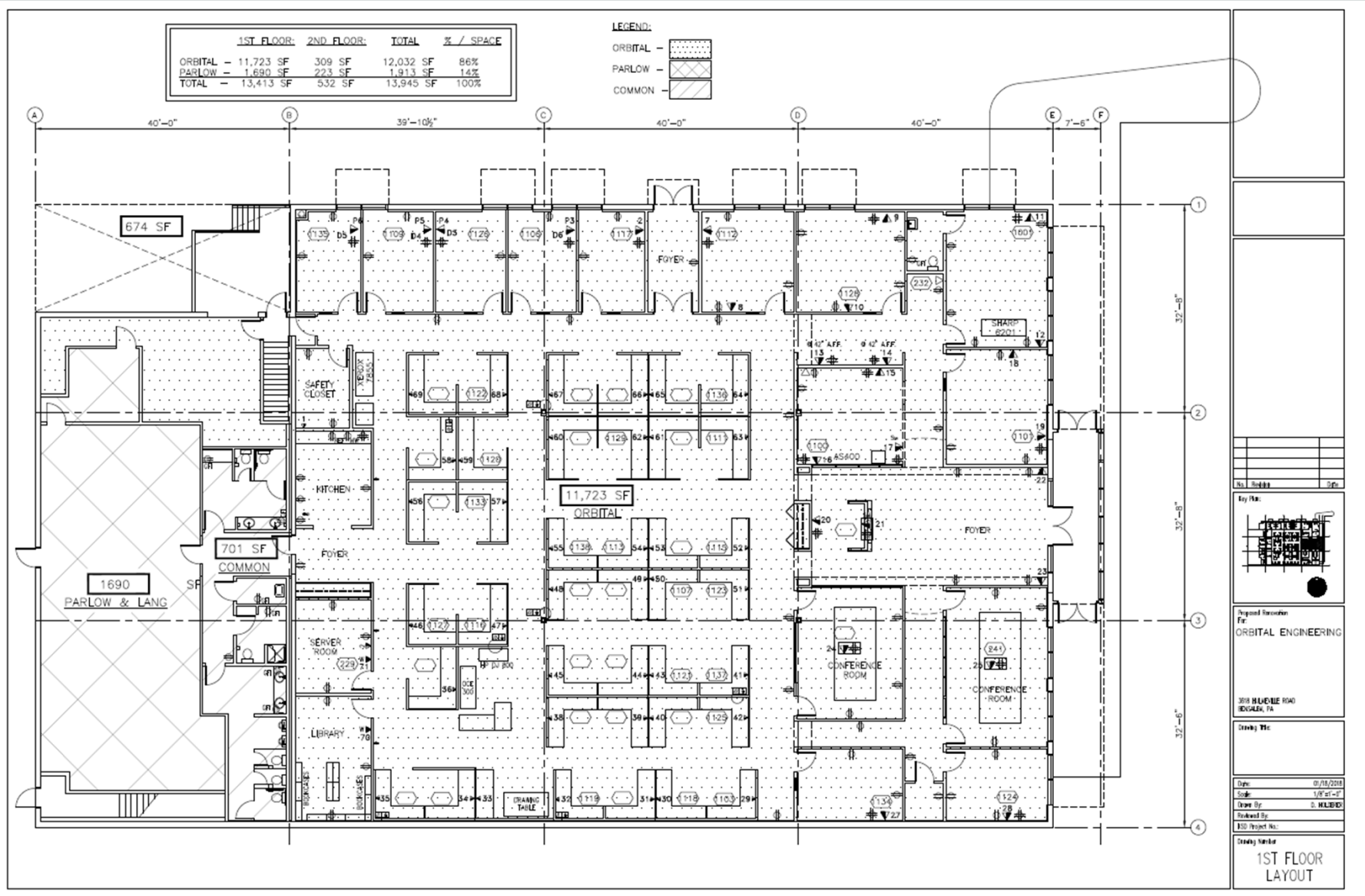
Bullpen



Office

# Floor Plan

# For Sale





# Zoning – General Commercial (Bensalem)

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## Sec. 232-380. – Use regulations.

A detached or semi-detached building may be erected or used and a lot may be used or occupied in a G-C district for any one or more of the following purposes:

- (1) Any use permitted in a BP district.
- (2) Retail stores for the sale of durable and nondurable household consumable goods.
- (3) Restaurant where food is either consumed primarily within the building, or where food is purchased on the premises or at a drive-thru window for consumption off the premises. Drive-in restaurants are prohibited.
- (4) Personal service shop or custom shop, such as a bakery, candy, ice cream or similar shops, custom tailoring or millinery shop, clock, watch or jewelry shop; radio, television, household appliance repair shop, or beauty, barber and shoe repair shop, or photography studio provided that:
  - a. Any article made shall be sold at retail from the premises; and
  - b. The area devoted to processing shall constitute not more than 40 percent of the gross floor area.
- (5) Hand or automatic self-service laundry; dry cleaning and/or clothes pressing agency excluding dry cleaning and/or clothes pressing plant;
- (6) Newspaper publishing or broadcast studio;
- (7) Telephone central office, transmission line, electric substation;
- (8) Office or studio;
- (9) Bank or similar financial institution, excluding a check casher, pawnbroker and/or pawnbroker establishment;
- (10) Integrated business center subject to the regulations of sections 232-384 through 232-385;
- (11) Club for civic, cultural or educational purposes but with no alcoholic beverages permitted;
- (12) Child, adult and senior citizen day care centers;
- (13) Religious institution: A convent, monastery, church, temple, synagogue, mosque, or similar religious institution, subject to the special requirements of subsection 232-358(b)(2);
- (14) The following uses when authorized as a special exception by the Zoning Hearing Board:
  - a. Mortuary;
  - b. Veterinarian with accessory domestic small animal, short-term interior boarding kennel;
  - c. Motels and hotels of five habitable stories or less and lodging; shall be on a lot of not less than three acres for a one or two habitable story building; not less than 4.5 acres for a three habitable story building; not less than six acres for a four habitable story building;

## c. Accessory uses may include:

1. Storage within a completely enclosed building in conjunction with a permitted use;
2. Signs when erected and maintained in accordance with provisions of article XIV of this chapter.

(17) No use shall be permitted which is noxious or hazardous.

(Ord. No. 96-05, Art. VIII(800.1), 6-3-96; Ord. No. 97-08, § 1, 2, 5-28-97; Ord. No. 97-42, § 1, 10-15-97; Ord. No. 2007-03, § VI, 2-12-07; Ord. No. 2021-04, §§ 23, 24, 8-23-21)

## Sec 232-434. – Use regulations.

A building may be erected or used, and a lot may be used or occupied in a BP district for any of the following purposes, provided that there is compliance with the requirements of the remaining sections of this article:

- (1) Professional services limited to offices of physicians (but not veterinarians), lawyers, clergymen, teachers, dentists, architects, engineers, insurance agents, opticians and professional consultants if such professional services do not involve the actual storage, exchange or delivery of merchandise on the premises, or the care or treatment of animals, or the practice of fortune telling, card-reading or similar occult services;
- (2) Business services limited to offices for licensed real estate brokers, stock and bond brokers and accountants;
- (3) Accessory uses customary and incidental to the foregoing professional office and business uses, including, but not limited to, health care facilities and child care facilities, provided that any such accessory uses shall conform to the area and special requirements of an R-33 district. Child care facilities that are exempt from the payment of Township Real Property Taxes and/or Township Business Privilege Taxes are not permitted as accessory uses;
- (4) Business, professional, trade and technical schools, excluding trade and technical schools that require the on-site use of hazardous, flammable or corrosive materials. Business, professional, trade and technical schools that are exempt from the payment of Township Real Property Taxes and/or Township Business Privilege Taxes are not permitted.
- (5) College and university to the extent as permitted in PCD District.

(Ord. No. 96-05, Art. IX(901), 6-3-96; Ord. No. 2010-06, § I, 10-4-10; Ord. No. 2021-04, §§ 27, 28, 8-23-21)



Map

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