

AVAILABLE FOR LEASE
1440 WELLS DRIVE
BENSALEM, PENNSYLVANIA



UNDER NEW OWNERSHIP!



26,746 SF INDUSTRIAL / FLEX BUILDING - MOVE-IN READY!

CONTACT

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Naimertz

OWNED BY

COURT STREET
VENTURES

PROPERTY DETAILS

1440 WELLS DRIVE BENSLEM, PA



SPACE AVAIL

26,746±
SQ. FEET



ACREAGE

2.47±
ACRES



CEILING
HEIGHT

20'
CLEAR



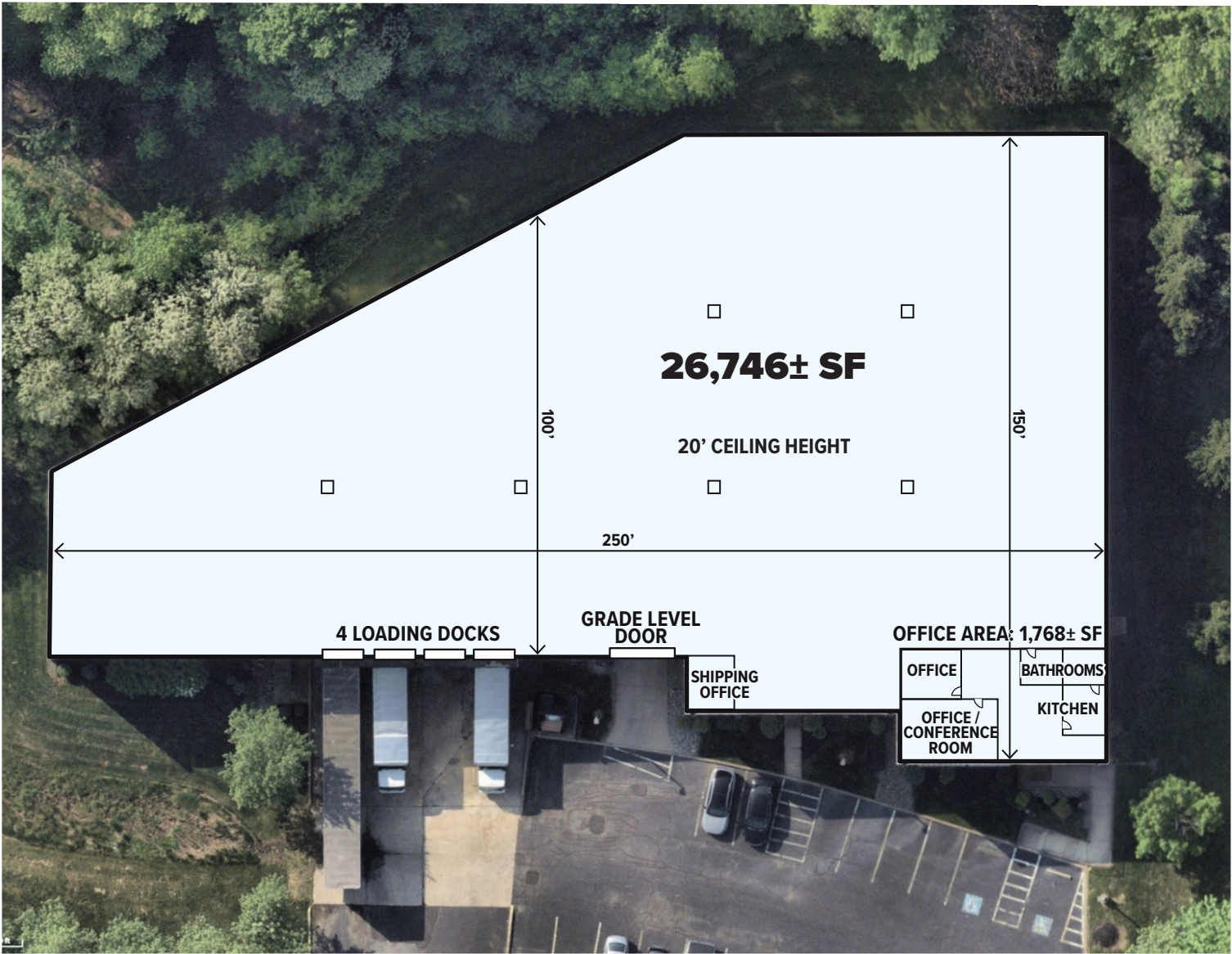
LOADING

4 TAILGATES
1 DRIVE-IN

BUILDING SIZE	26,746± SF
ACREAGE	2.47± acres
YEAR BUILT	2007
ZONING	LI - Light Industrial
TAXES (2025)	\$32,234
UTILITIES	All municipal utilities

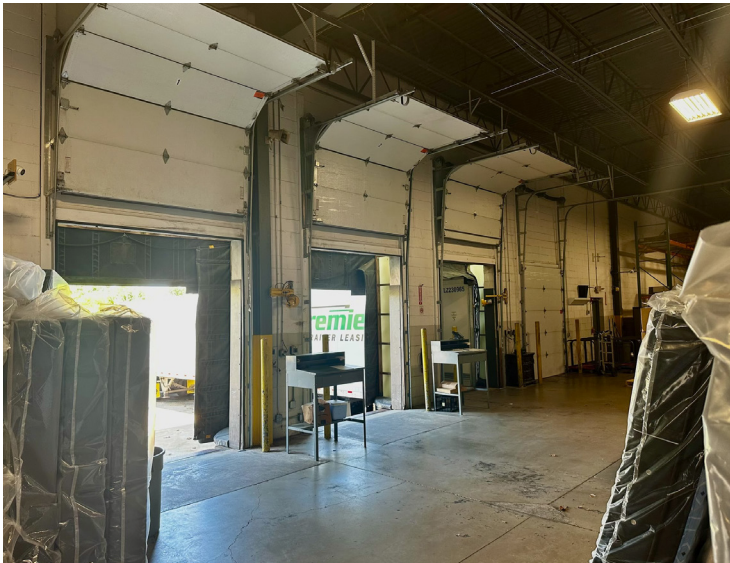
LOADING	(4) 8'x10' tailgates w/ levelers (1) 12'x14' drive-in
CEILING HEIGHT	20' clear
POWER	200 amp
OFFICE AREA	1,768± SF
FIRE SUPPRESSION	100% wet system
HVAC	(9) gas heaters & (9) ceiling fans in warehouse (1) RTU w/ heat & A/C in office

MOVE-IN READY!



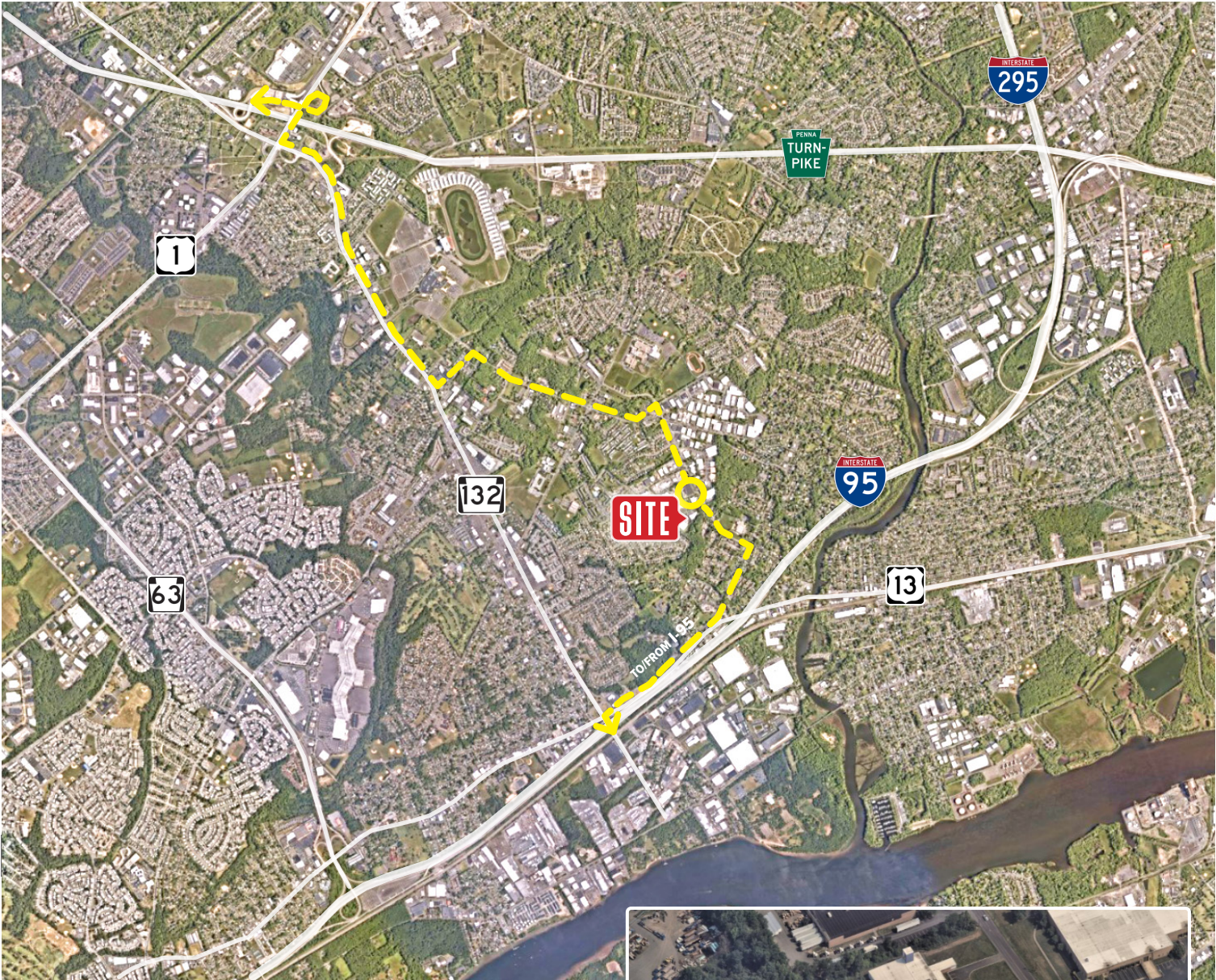
INTERIOR PHOTOS

1440 WELLS DRIVE BENSLEM, PA



LOCATION INFORMATION

1440 WELLS DRIVE BENSLEM, PA



Route 13 (Bristol Pike)	0.9 mi
I-95	2.0 mi
Route 132 (Street Road)	2.1 mi
PA Turnpike	4.6 mi
NJ Turnpike	9.4 mi
Center City Philadelphia	18.2 mi



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