

# 3190 TREMONT AVENUE

Trevoze, PA 19053



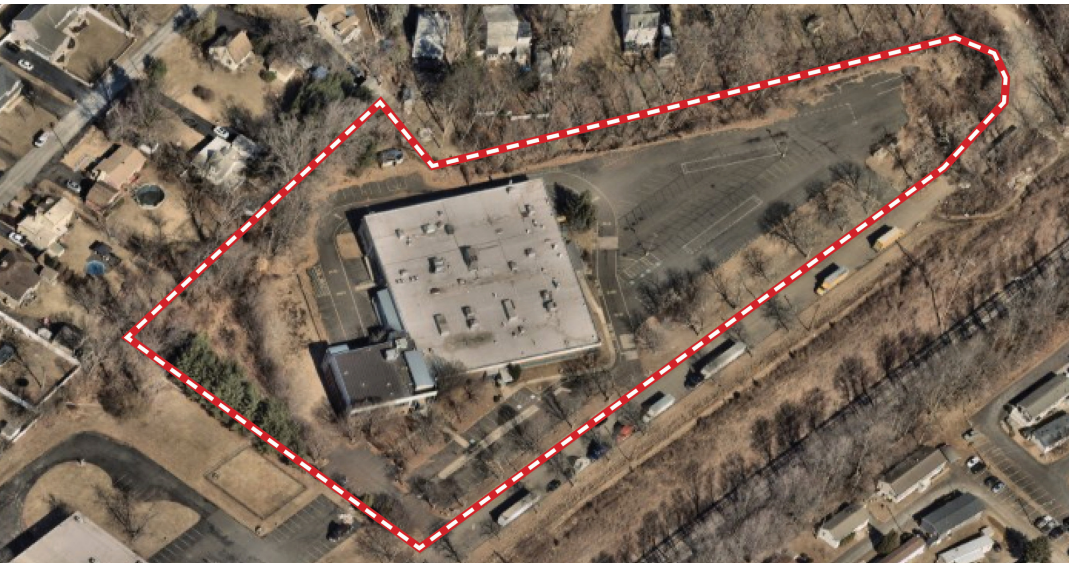
FOR SALE OR LEASE



OFFICE



72,000 SF



## PROPERTY DESCRIPTION

- Size: 72,000 SF (divisible to 12,000 SF)
- Description: Predominately one story office/light industrial building with additional offices on 2nd floor and basement at grade.
- Breakdown: 1st Floor: 46,265 SF  
2nd Floor: 5,738 SF  
Basement (at grade): 19,638 SF
- Lot: 6.18 AC
- Zoning: LI - Light Industrial
- Loading: Two (2) tailgates
- Parking: 230 vehicle spots
- Power: 480/277V, three-phase
- Taxes: \$98,103 (2025)

## FOR MORE INFORMATION

Jared Licht

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✉ bucks@naimertz.com

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# NAIMertz



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

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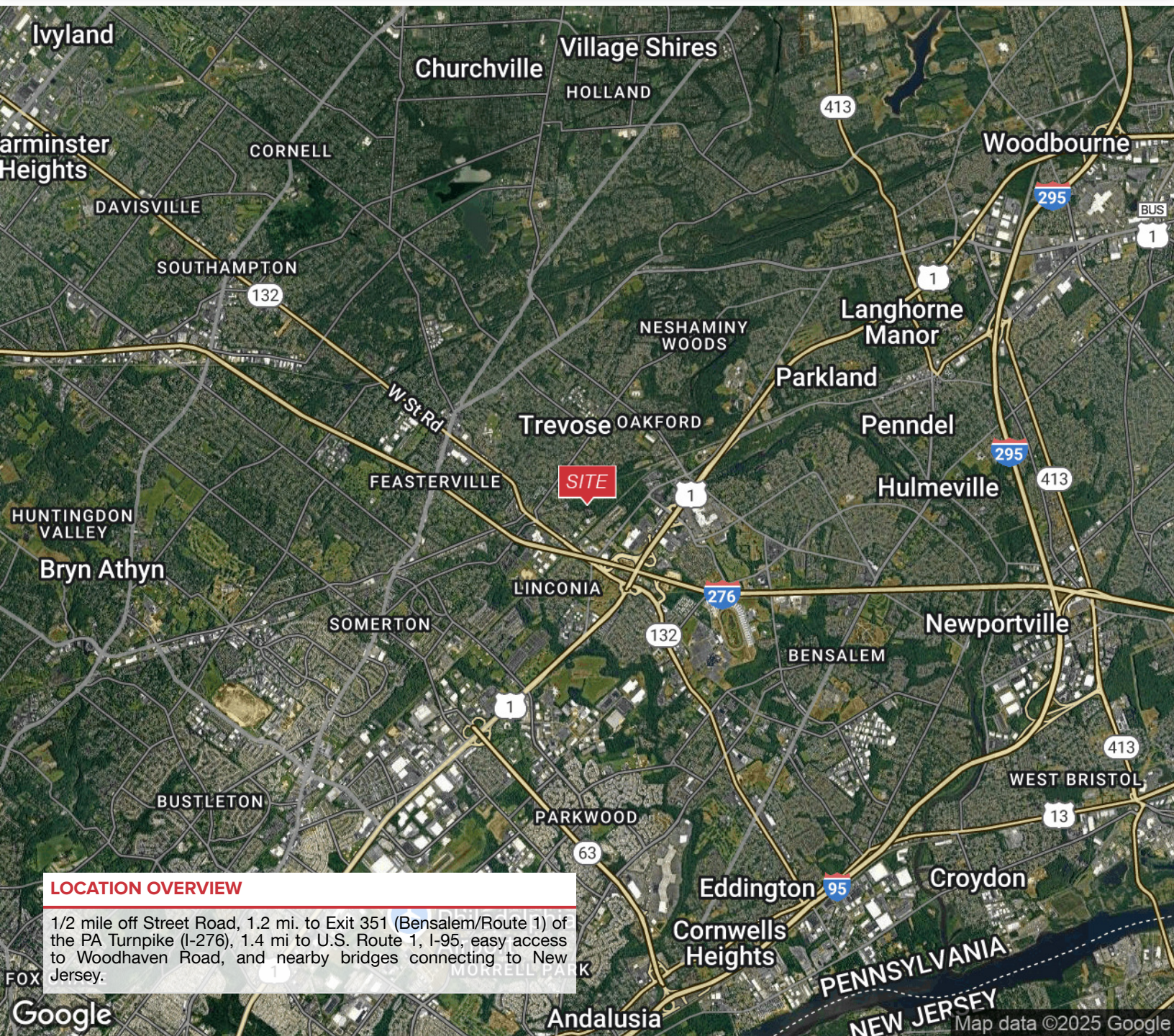
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## LOCATION OVERVIEW

1/2 mile off Street Road, 1.2 mi. to Exit 351 (Bensalem/Route 1) of the PA Turnpike (I-276), 1.4 mi to U.S. Route 1, I-95, easy access to Woodhaven Road, and nearby bridges connecting to New Jersey.

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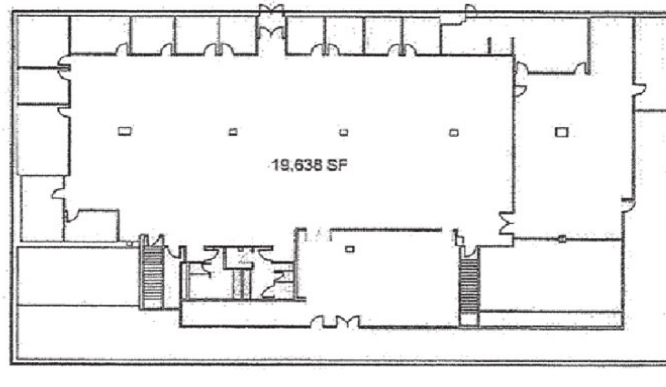


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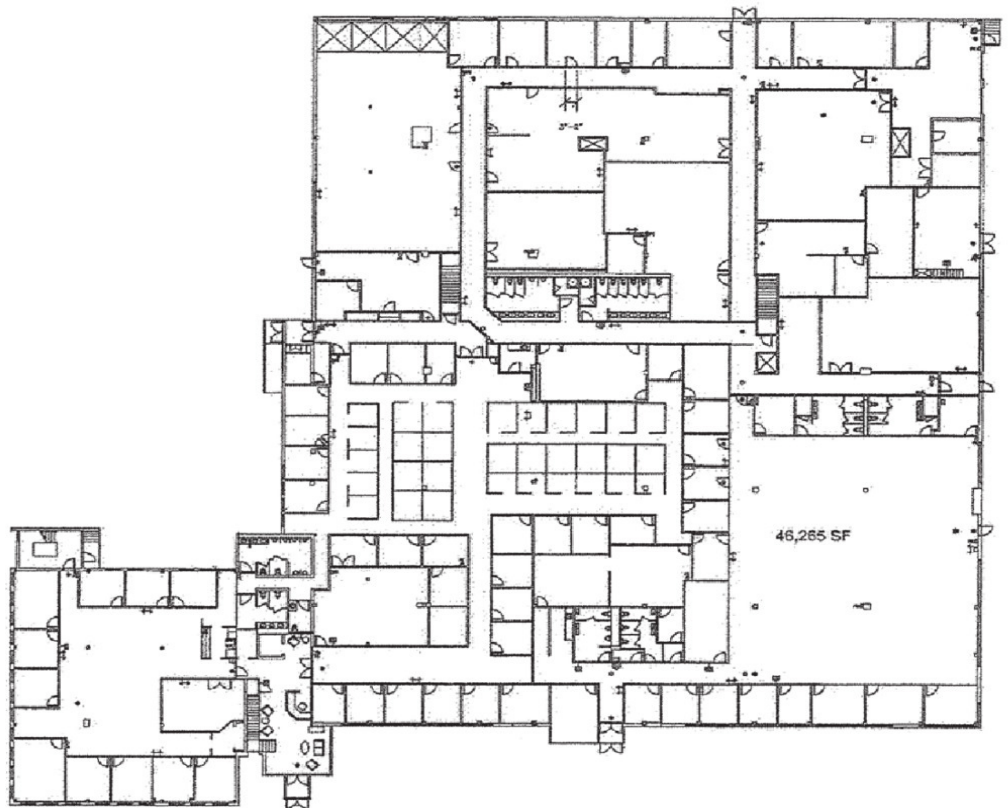


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Lower Level



First Floor



Second Floor



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