



AVAILABLE FOR SALE : CALL FOR OFFERS

3190 TREMONT AVENUE, FEASTERVILLE-TREVOSE, PA

HIGHLIGHTS

- Recently Vacated Light Industrial Building available in TrevoSe
- Outside Parking and Storage
- Multiple Uses Possible: Flex, Office, Light Manufacturing, R&D, Storage, Assembly, etc.
- Located right off of Street Road with quick access to the PA Turnpike and Rt 1 and Interstate 95
- SALE PRICE - Call for pricing guidance
- Summary of Offer Process can be found on the last page
- Offers Due by Thursday, December 12, 2025 5:00pm EST

PROPERTY HIGHLIGHTS

- 71,641 SF Flex Building
- 6.18 Acre Lot
- Zoned LI- light Industrial (Bensalem Township)
- Ceiling Heights: 10'
- 1st Floor Space: +/- 46,265 SF
- 2nd Floor Space: +/- 5,738 SF
- LL Space: +/- 19,638 SF
- Power: 750KVA with PECO primary service supplied to transformer at 13,000V and secondary to building at 480/277V

CONTACTS



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dkelly@binswanger.com

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Phone: 215.448.6000
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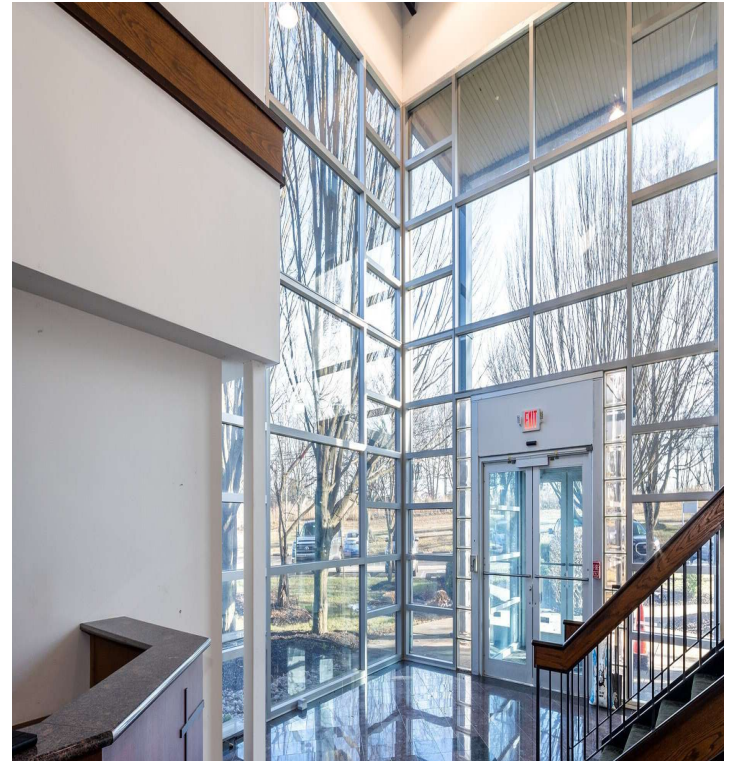
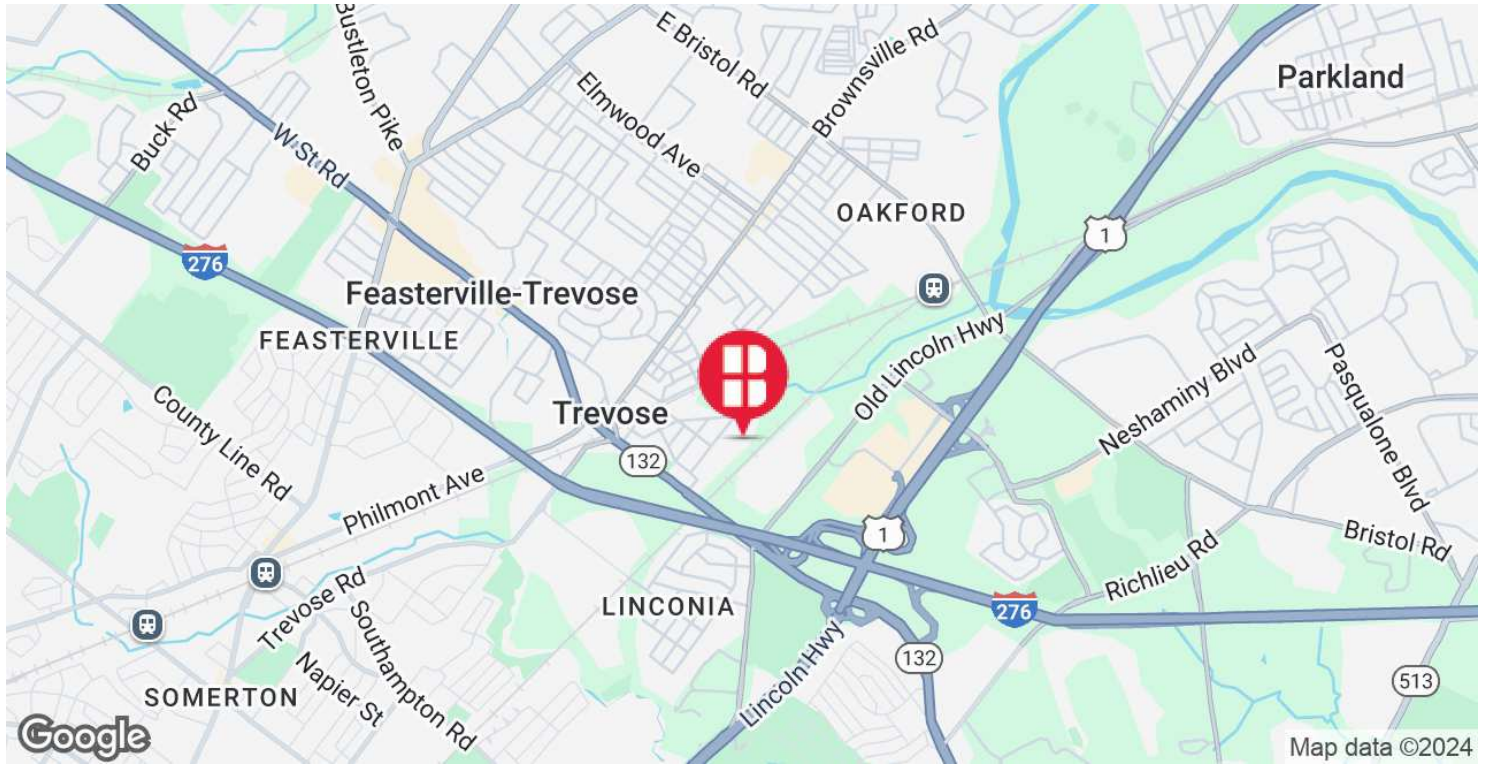
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ARTICLE XI. INDUSTRIAL DISTRICT

DIVISION 1. L-I LIGHT INDUSTRIAL DISTRICTS

Sec. 232-531. Purpose.

L-I industrial districts are designed to provide for light, high-technology, or precision manufacturing uses and related activities that impose substantially less physical burdens on the community than traditional "smokestack" industrial uses. L-I districts are designed to provide a more complimentary interface between industrial and nonindustrial areas. In addition, L-I districts permit the integration of light industrial with commercial office uses, affording smaller enterprises the opportunity to consolidate their management and production facilities.

(Ord. No. 96-05, Art. XI(1100.0), 6-3-96)

Sec. 232-532. Use regulations.

A building may be erected or used and a lot may be used or occupied in an L-I district, for any of the following purposes and no other:

- (1) Any use permitted in a H-C1 highway commercial district under article VIII, subsections 232-408(3), (5), (6), (7) and (8) only, except that the retail dispensing of gasoline shall be prohibited;
 - a. (3) Public garage, gasoline service station and self-service gasoline service station (subject to the requirements provided in this chapter), automobile sales and repairs, parking garage or lot, automobile washes, boat sales and repairs, sale of house trailers and sale of truck trailers. As used herein, automobile means and includes a car, truck, motorcycle, bus, tractor, farm equipment or any other self-propelled motor driven vehicle. Public garages, gasoline service stations and self-service gasoline service stations, automobile repair shops, public garages and automobile washes shall not keep or store unlicensed and/or uninspected vehicles on the premises.
 - b. (5) Domestic animal kennels.
 - c. (6) Trade or technical school.
 - d. (7) Greenhouse or nursery.
- (2) Uses permitted in a PCD district under article X, subsection 232-463(b)(1);
 - a. (b) Permitted uses in a PCD district shall be defined as follows:
 - (1) Professional and business. Agencies and offices rendering specialized and general services such as accounting, addressing, letter and copy service advertising, bookkeeping, bonding, brokerage, detective, financing, trust and banking, insurance, real estate, travel bureaus, corporate, regional and local administrative offices, and local state and federal administrative government facilities.

A scientific research, testing or experimental laboratory or similar establishment for

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research or product development, provided there is no commercial production or storage of any hazardous, flammable, or corrosive commodity or substance except for storage necessary for such scientific research.

Professional and consultant services such as engineering, planning, legal, secretarial, financial, architectural, medical and dental.

- (3) Light manufacturing, which shall be defined to include uses limited to the assembly and production of fully-processed materials and subassemblies, including the following previously processed and manufactured materials: pre-formed metal castings or forgings, pre-molded plastics, bone, canvas, ceramics, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, organic shells, rubber and wood;
- (4) Precision manufacturing, which shall be defined to include, and shall be limited to activities of a similar character as, the manufacturer of jewelry, clocks, watches, professional, scientific, electronic and optical instruments, and other products not requiring the large-scale processing of raw or semi-processed materials;
- (5) Laboratory for research and testing, not involving danger from fire or explosion;
- (6) Scientific research facilities, including laboratories, for research, testing and experimental uses or similar establishment for research or product development, not involving danger from fire or explosion;
- (7) Dairy product processing, such as creamery, butter or cheese making, or a milk bottling establishment;
- (8) Soft drink or other premixed non-alcoholic beverage bottling facilities not requiring the processing of raw or semi-processed materials;
- (9) Monument production facilities not requiring metal casting or forging;
- (10) Wholesale business facilities;
- (11) Laundry, dry cleaning and/or clothes pressing plant, dyeing facilities, but not including the dyeing of fur or leather;
- (12) Warehousing and storage, in enclosed buildings, for retail, manufacturing, wholesale or distribution businesses or establishments, including showrooms and offices in connection with same;
- (13) Accessory uses on the same lot with and customarily incidental to any of the permitted uses of this section, including signs when erected and maintained in accordance with the provisions of article XIV of this chapter;
- (14) The following uses when authorized as a special exception by the Zoning Hearing Board and when located not less than 450 feet from a rural or residence district boundary line:
 - a. Manufacturer of beverages;
 - b. Manufacture of electrical appliances and supplies (including small equipment), silverware, tobacco products, toys;
 - c. Light metal processing as follows: Finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment, extrusion of small products, metal product fabrication and assembly, manufacture of light machinery, or other similar metal processes, none of which shall require the processing of semi-processed or raw materials or the utilization of blast furnaces, smelting, alloying, or other basic processes of metal processing;
 - d. Bulk processing of wood and lumber, not including pulp and fiber reduction and processing;

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e. Any use of the same general character as any of the above permitted uses of this section.

(Ord. No. 96-05, Art. XI(1100.1), 6-3-96; Ord. No. 2021-04, § 33, 8-23-21)

Sec. 232-533. Area regulations.

Every structure erected or used in whole or in part in a L-I district shall comply with the following area and height regulations:

- (1) *Lot area and width.* A lot area sufficient in size to assure adequate facilities for disposal of industrial wastes shall be provided, but in no case shall a lot area less than 15,000 square feet with a minimum lot width at the building setback line of 75 feet be permitted.
- (2) *Building area.* Maximum building area shall not exceed 35 percent of the net lot area. Impervious surface coverage which shall be defined to include the building area, shall not exceed 55 percent of the net lot area. No less than 45 percent of the net lot area shall remain in a natural state, including grass, trees and shrubs. Net lot area shall be defined as in subsection 232-6(a).
- (3) *Yards.* Yards shall be provided as follows:
 - a. *Front yard.* One front yard shall be provided, not less than 75 feet in depth.
 - b. *Side yards.*
 1. Where a structure is used exclusively for manufacturing or for a nonmanufacturing use in whole or in part, two yards shall be provided, neither less than 20 feet in width, in order to properly provide for public safety.
 2. Where a structure is erected on a corner lot, the yard abutting a street shall be not less than 75 feet in width.
 3. Nothing in this section shall be construed to prohibit the erection of attached structure constructed as a unit.
 - c. *Rear yards.* One rear yard shall be provided, not less than thirty (30) feet in depth.
- (4) *Height regulations.* No building shall exceed 40 feet in height exclusive of necessary mechanical equipment, stacks, chimneys, power supply towers, water and cooling towers or other similar structures which are incidental to the principle use on the property.

(Ord. No. 96-05, Art. XI(1100.2), 6-3-96)

Sec. 232-534. Planting regulations.

The buffer yard and planting strip requirements for this district are included in a general planting overlay found in this chapter at article XIII, section 232-592.

(Ord. No. 96-05, Art. XI(1100.3), 6-3-96)

Sec. 232-535. Fire lanes.

Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance No. 93-15.

(Ord. No. 96-05, Art. XI(1100.4), 6-3-96)

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SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of 3190 Tremont Avenue, Feasterville-Trevoise, PA. This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure. The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, and proven ability.

PROPERTY INSPECTIONS

Property Inspections will be made by appointment only and arranged by Binswanger. Please allow 48 hours' notice.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to dkelly@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Purchasing Entity
- Purchase Price
- Due Diligence Period
- Earnest Money Deposit
- Contingencies (if any)
- Targeted Closing Date
- Purchaser Track Record
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction

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