



Exit 37
(Street Rd)

40,888 SF Available

Under New Ownership with Planned Exterior Capital Improvements

3350 Progress Drive, Bensalem, PA



Property overview



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PROPERTY OVERVIEW

Address 3350 Progress Drive, Bensalem, PA

Description 3350 Progress Drive is an industrial/flex property located within Bensalem's established business corridor, offering convenient access to I-95, the Pennsylvania Turnpike (I-276), and Route 1 for strong regional connectivity throughout Greater Philadelphia and Southern New Jersey. Surrounded by industrial, warehouse, and commercial users, the property is well-positioned for manufacturing, distribution, storage, or service-oriented operations within one of the region's most active industrial submarkets.

Square Footage 40,888 SF

Office Build-Out 3,212 SF

Acreage 2.45 AC

Clear Height 18' 6"

Column Spacing 40' X 40'

Loading Docks Four (4) 8' x 10' loading docks
Expandable to 7 docks

Power 400 amps @ 120/208

Sprinkler System Wet

Zoning G-I (General Industrial District)

Lighting LED

Roof Replacement scheduled by Q3 2026

Notes Under new ownership with planned exterior capital improvements, including fresh exterior paint, parking lot paving, and enhanced landscaping.



Amenities/Demographics



| | Labor Statistics | | |
|--------------------------|------------------|-----------|-----------|
| | 15 min | 30 min | 60 min |
| Housing | | | |
| Total Housing Units | 145,583 | 1,249,639 | 3,213,096 |
| Employment | | | |
| Labor Force Population | 178,179 | 1,481,917 | 4,048,603 |
| Businesses | | | |
| Blue Collar Employees | 47,813 | 346,213 | 964,935 |
| Income | | | |
| Average Household Income | \$103,655 | \$117,422 | \$137,674 |
| Median Household Income | \$79,258 | \$87,873 | \$105,790 |
| Population | | | |
| Total Current Population | 346,601 | 2,834,481 | 7,798,607 |
| Daytime Population | 308,942 | 2,567,727 | 7,071,146 |

Road access map

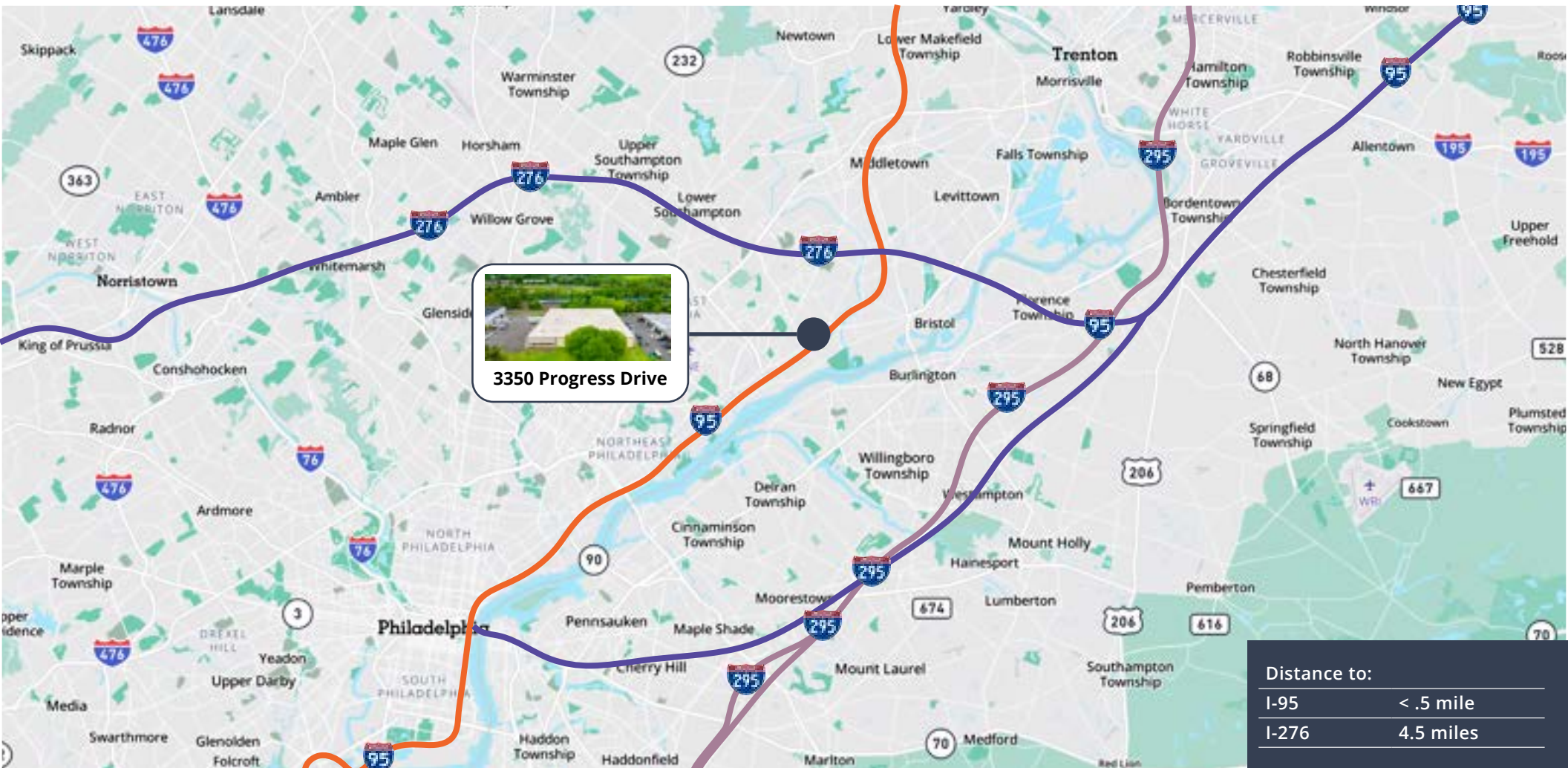


Location overview



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3350 Progress Drive is strategically located within Bensalem's established industrial corridor, offering immediate access to I-95, the Pennsylvania Turnpike (I-276), and Route 1 for exceptional connectivity throughout Greater Philadelphia, Southern New Jersey, and the Northeast Corridor. The property benefits from proximity to major distribution networks, dense surrounding population centers, and a strong concentration of industrial, commercial, and retail amenities, making it an ideal location for a wide range of business operations.



Building photography



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Endurance Real Estate Group

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