

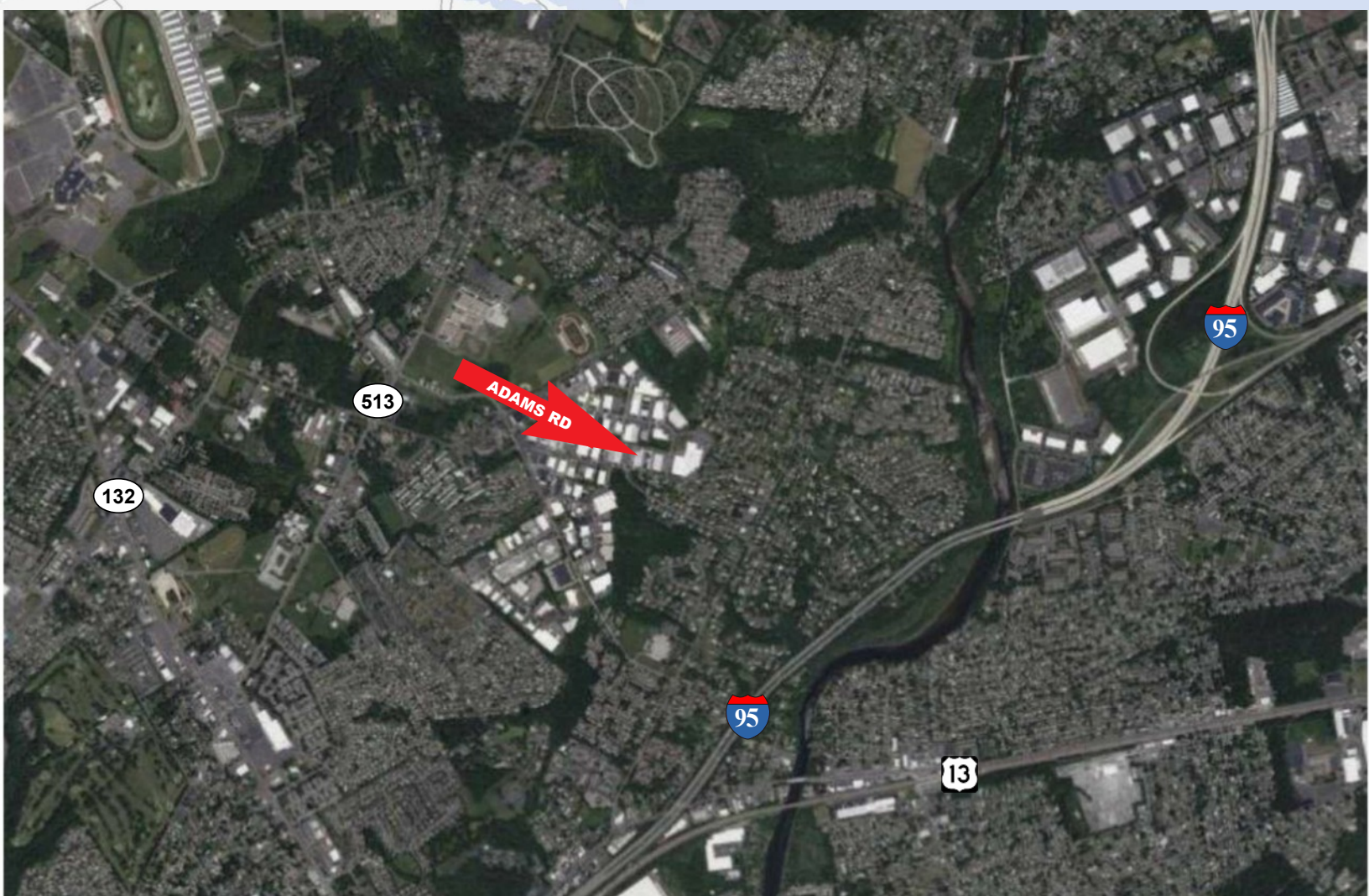
PRIME INDUSTRIAL INVESTMENT OPPORTUNITY



1324 Adams Road, Bridgewater Industrial Park, Bensalem, PA 19020



1344 Adams Road, Bridgewater Industrial Park, Bensalem, PA 19020



OVERVIEW

Two (2) suburban Philadelphia industrial buildings totaling 48,352 SF are available for sale individually or as a package. The two adjacent properties are located in Bridgewater Industrial Park, Bensalem, PA. 1344 Adams Road (26,107 SF) will be delivered vacant upon sale, and 1324 Adams Road (22,245 SF) will be delivered subject to a short-term lease.

LOCATION

Bensalem is within a day's drive of 40% of the U.S. population and a short train ride from major metro areas such as New York City and Washington, DC. The region offers a diverse labor pool of approximately 3.3 million workers providing access to a varied pool of talent ranging from unskilled to highly skilled college graduates. Each property is strategically located within immediate proximity to the regional highway system including Interstate 95, Interstate 295, the Pennsylvania and New Jersey Turnpikes and bridges to New Jersey.

STABLE MARKET

Bucks County's industrial market has historically remained very stable. With a limited supply of undeveloped industrial land, the market enjoys a significant barrier to entry. Recent developments within the market have been exclusively focused on large bay warehouse facilities. With virtually no new development of facilities under 100,000 SF, the Bucks County small bay industrial market is well positioned to continue its outperformance of the broader industrial market.

1324 ADAMS ROAD	
Lot Size:	1.24 Acres
Building:	±22,245 SF
Offices:	±4,490 SF (Two story)
Ceilings:	18'9" sloping to 18'4" clear under bar joist.
Loading:	2 tailgate docks & 2 drive-in doors
Columns:	34'0" x 40'0"
Sprinkler:	100% sprinklered
Electric:	200 amp 240 volt 3 phase

1344 ADAMS ROAD	
Lot Size:	1.24 Acres
Building:	±26,107 SF
Offices:	±1,517 SF
Ceilings:	18'10" sloping to 18'4" clear under bar joist.
Loading:	3 tailgate docks & 1 drive-in door
Columns:	40'0" x 33'0"
Sprinkler:	100% sprinklered
Electric:	800 amp 240 volt 3 phase



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Commercial & Industrial Real Estate www.roddyinc.com

Call for further information or visit this property and others on our website at www.roddyinc.com

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DISCLAIMER

This Brochure is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding an investment in **1324 Adams Road and 1344 Adams Road, Bensalem, PA** (the “Properties”).

The potential investor is urged to perform its own examination and inspection of the Properties and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any materials, statements or information contained herein or otherwise provided.

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EXECUTIVE SUMMARY

TRANSACTION GUIDELINES:

As exclusive agent, Roddy Inc. is presenting **1324 Adams Road and 1344 Adams Road** (the “Properties”) to select investors.

OFFERING PROCEDURE:

The Owner has not established an asking price for the Properties but is a seller with expectations that are consistent with the quality of the Properties. In evaluating offers, ownership will consider each proposal, including the offering price, contingencies, time to close and the financial capacity of each Purchaser.

OFFER INFORMATION:

Offers must include the following: valuation/purchase price; deposit amount; due diligence period; closing date; and Purchaser’s approval process. Offers must detail the source of capital necessary for the acquisition.

BID DEADLINE:

The deadline for all Letters of Intent will be determined during the marketing period.

INSPECTIONS:

Inspections will be by appointment only and should be arranged through Robert Olender of Roddy Inc. at (215) 245-2600 or rolender@roddyinc.com.