



**4529 ADAMS CIRCLE
BRIDGEWATER INDUSTRIAL PARK
BENSALEM, BUCKS COUNTY, PA 19020
TAX PARCEL #: 02-045-050**

LOT SIZE: ±1.74 acres

DESCRIPTION: One-story, modern, warehouse/manufacturing facility.

SIZE OF BUILDING: ±37,800 sq. ft.

Offices:	±1,550 sq. ft.
Plant/Warehouse:	±36,250 sq. ft.

PARKING: Approx. thirty-three (±33) automobiles.

AGE OF BUILDING: Built 1976.

CONSTRUCTION: **Frame:** Steel.
Walls: Front and Sides: Combination of CMU block, split-face block and pre-engineered steel sandwich panel. **Rear:** Pre-engineered steel sandwich panel.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: Rubber membrane system installed 2019.

CEILING HEIGHT: **Original Warehouse:** 16'0". **Addition:** 22'3" clear sloping to 16'0" clear to underside of the purlin.



LOADING: **Original Warehouse:** **Tailgate:** One (1) 10' x 10' electrically operated steel sectional door leading to 30' x 15' tailgate loading platform with two (2) tailgate positions; one (1) having edge of dock leveler. **Drive-In:** One (1) 12' x 14' electrically operated steel door.
Addition: **Drive-In:** Two (2) doors – One 10' x 12' electrically operated steel sectional door. One (1) 20' x 16' electrically operated steel roll-up door.

COLUMN SPACING: **Original Warehouse:** 29' x 39'.
Addition: 25' x 38'.

SPRINKLER SYSTEM: 100% wet system.

HVAC: **Office:** Heated and air-conditioned by natural gas-fired/electric package units.
Plant/Warehouse: Heated by suspended natural gas-fired blower units.

INTERIOR LIGHTING: LED.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 1200amp, 240/480 volt; service provided by PECO.

OFFICE AREA: ±1,550 sq. ft. divided into two (1) private offices, one (1) open bullpen area, one (1) conference room and a kitchen with base and wall cabinet and sink. Finishes include 2' x 4' acoustical ceiling tiles with lighting, painted drywall and epoxy floors.

TOILET FACILITIES: **Office:** One (1) unisex restroom with one (1) water closet, one (1) urinal, and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with lighting, painted drywall and epoxy floors.
Plant/Warehouse: One (1) unisex restroom with three (3) water closets, one (1) half Bradley basin, and a locker room. Finishes include painted drywall ceiling with LED lights, painted concrete block and concrete floor.

WATER: Service provided by Aqua Pennsylvania.

SEWER: Service provided by Bucks County Water & Sewer Authority.

GAS: Service provided by PECO.

ASSESSMENT: \$189,000 (2025)

TAXES:

County:	\$ 5,188.05 (2025)
Township:	\$ 4,347.00 (2025)
School:	<u>\$ 34,271.65 (2025)</u>
TOTAL:	\$ 43,806.70 (\$1.16 PSF)



- ZONING:** LI, Light Industrial
- LOCATION:** Strategically located northwest of Exit 37 (Street Road Interchange) of Interstate 95, the property provides convenient access to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is just twenty-five (25) minutes from Metropolitan Philadelphia, fifteen (15) minutes from Trenton, NJ, ninety (90) minutes from New York.
- AIRPORT:** Philadelphia International (PHL) is thirty-five (35) minutes away, Northeast Philadelphia (PNE) is twenty (20) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Trenton Line stops at The Croydon Train Station located within three (3) miles of the property. SEPTA Bus 129 stops within walking distance of the property.
- MISCELLANEOUS:**
- Bus ducts throughout
 - Exhaust fans

