

AVAILABLE

PRIME I-95 INDUSTRIAL BUILDINGS



677 Dunksferry Road

Expressway 95 Industrial Park, Bensalem, PA 19020

LOT SIZE: 3.13 Acres

DESCRIPTION: Modern one (1) story masonry and steel building with two-story offices.

SIZE OF BUILDING: Approximately 59,420 SF.

PARKING: Macadam paved parking for approximately forty-five (45) automobiles.

CEILING HEIGHT: Mostly 18'6" sloping to 18'1" clear under bar joist. 4,000 SF warehouse addition has ceiling heights of 22'6" sloping to 20'4" clear under purlin.

COLUMN SPACING: 30' x 36'

LOADING: Tailgate: Eight (8) tailgate loading docks in total, seven (7) of which feature insulated steel sectional doors and dock shelters. Two (2) are outfitted with levelers:

- Two (2) measure 9' x 8'
- One (1) measures 9' x 9'8"
- Three (3) measure 8' x 8'
- One (1) measures 8' x 9'
- One (1) 20' x 14' electrically operated insulated steel sectional door is accessed via a 2'9" exterior platform.

Drive-in: One (1) 14' x 14' electrically operated insulated steel sectional drive-in door with vision panels.

ELECTRIC SERVICE: 1,200 AMP 480 volt 3 phase. Service provided by PECO Energy.

ZONING: G-I General Industrial



Industrial & Commercial Real Estate

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3360 Marshall Lane

Expressway 95 Industrial Park, Bensalem, PA 19020

LOT SIZE: 1.41 Acres

DESCRIPTION: Modern one (1) story masonry and steel building with two-story offices.

SIZE OF BUILDING: Approximately 33,527 SF.

PARKING: Macadam paved parking for approximately twenty (20) automobiles.

CEILING HEIGHT: Approximately 28' sloping to 27' clear under bar joist.

COLUMN SPACING: 30' x 50'

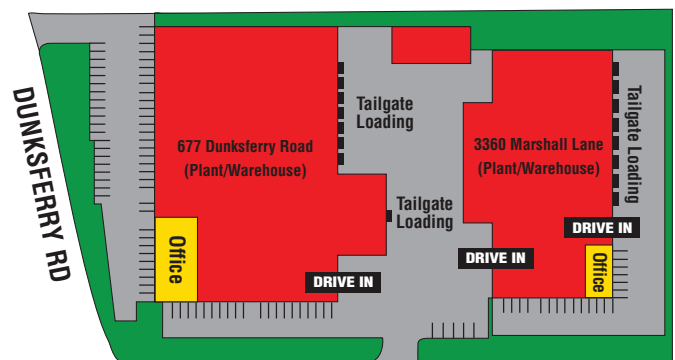
LOADING: Tailgate: Eight (8) tailgate loading docks accessed by 10' x 10' insulated steel sectional doors. Five (5) have levelers and five (5) have dock lights. All docks are protected by dock shelters or seals. **Drive-In:** One (1) insulated steel sectional drive-in door measuring 12' x 14'. One (1) electrically operated insulated steel sectional door with vision panels measuring 18'5" x 14'.

ELECTRIC SERVICE: 120/208 volt 3 phase. Service provided by PECO Energy.

ZONING: G-I General Industrial

S I T E P L A N

Note: plan is not to scale



MARSHALL LANE

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 within twenty (20) minutes of Center City Philadelphia, fifteen (15) minutes from Trenton, NJ, ninety (90) minutes from New York.

AIRPORT

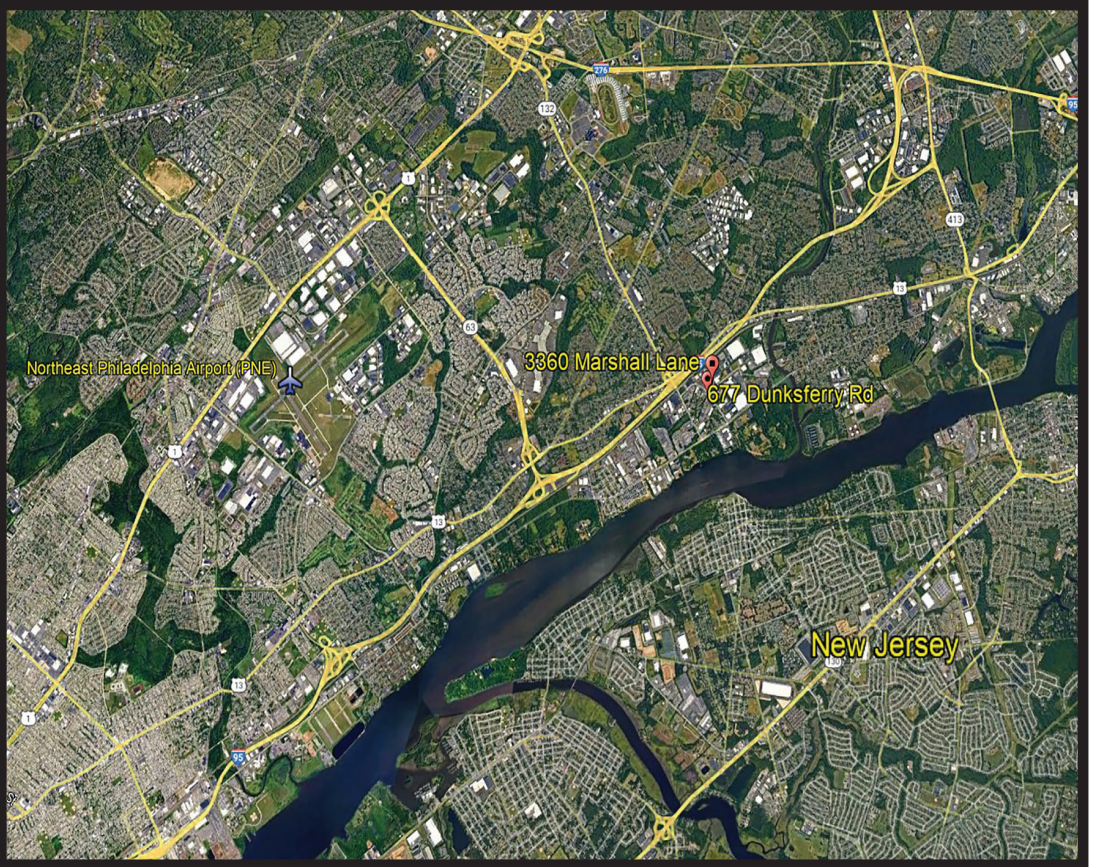
Philadelphia International (PHL) is thirty-five (35) minutes away, Northeast Philadelphia (PNE) is twenty (20) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes away.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION

SEPTA Trenton Line train stops at the Eddington Train Station (Street Road & I-95) which is within walking distance. SEPTA Bus 129 provides service less than a block away.



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