

1296 ADAMS ROAD **BRIDGEWATER INDUSTRIAL PARK**

BENSALEM, PENNSYLVANIA



UNDER NEW OWNERSHIP - IMPROVEMENTS UNDERWAY
39,214 SF AVAILABLE FOR LEASE

Naimertz



Jeff Licht, SIOR

☎ +1 215 396 2900 ext 101
✉ jeff.licht@naimertz.com

Jared Licht

☎ +1 215 396 2900 ext 105
✉ jared.licht@naimertz.com

AERIAL

**AVAILABLE
39,214 SF**

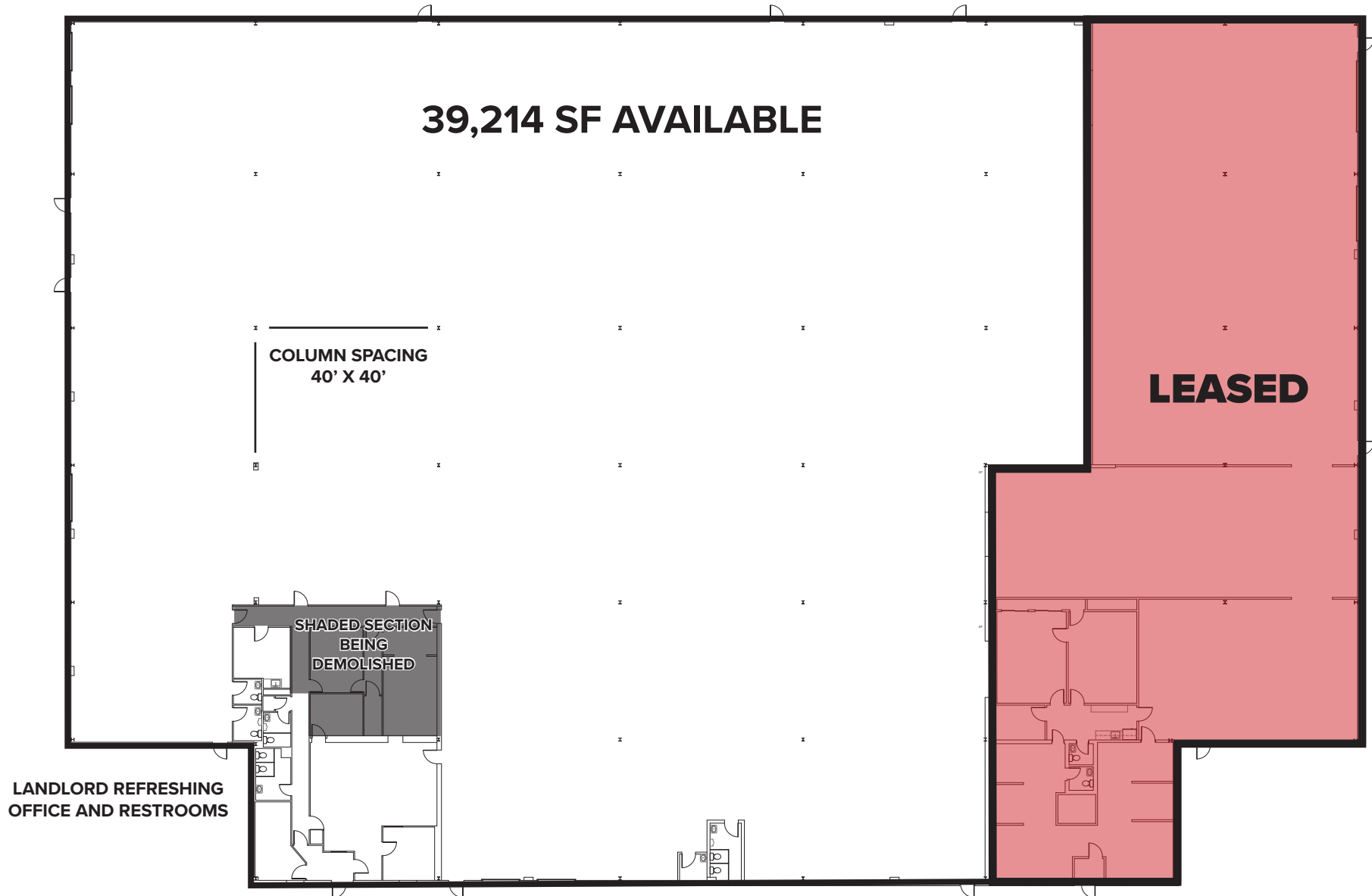
1296 ADAMS ROAD

TENANCY	Multiple
STORIES	1
ACREAGE	2.62 acres
CEILING HEIGHT	18'6"
LOADING	(4) tailgates (1) drive-in door
COLUMN SPACING	40' x 40'
ROOF	New GAF TPO roof with warranty until 2037
PARKING	Majority recently repaved
SPRINKLER	Wet sprinkler system
POWER	13,200 volt, 1,200 amp, 240v
ZONING	M1 - Light Industrial
TAXES (2024)	\$51,639
IMPROVEMENTS	<ul style="list-style-type: none">• Refreshed office space• Renovated bathrooms• HVAC upgrades• New property signage• Fresh landscaping package



BUILDING PLAN

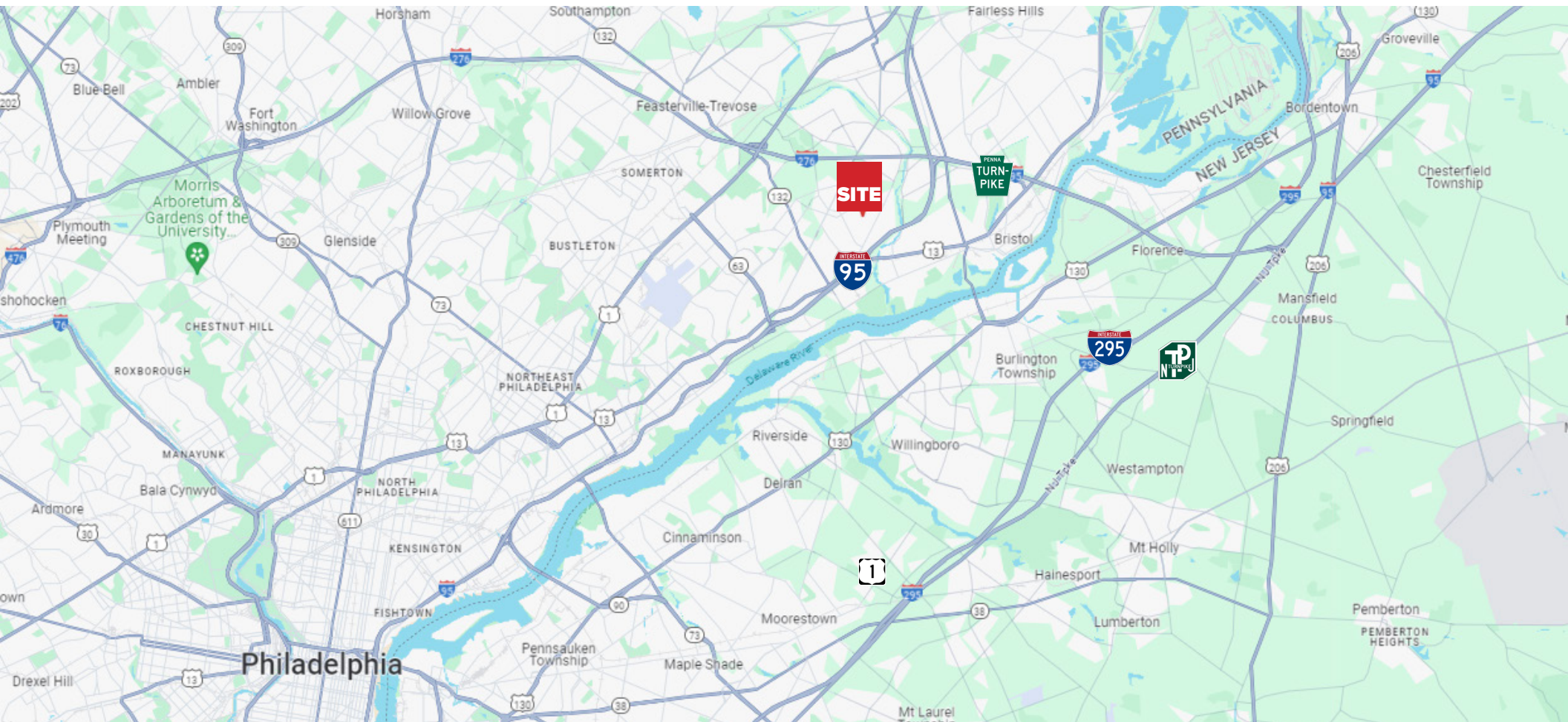
1296 ADAMS ROAD



LOCATION INFORMATION

Distance to

Route 132 (Street Road)	2.0 mi	New Jersey (via Burl-Bristol Br)	5.7 mi
I-95	2.6 mi	NJ Turnpike	14 mi
PA Turnpike (Bensalem/Phila)	3.4 mi	Center City Philadelphia	15.6 mi
Route 1	3.6 mi	New York City	83 mi



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

FOR MORE INFORMATION

Jeff Licht, SIOR

☎ +1 215 396 2900 ext 101

✉ jeff.licht@naimertz.com

Jared Licht

☎ +1 215 396 2900 ext 105

✉ jared.licht@naimertz.com

1296 ADAMS ROAD
BENSALEM, PENNSYLVANIA

Naimertz