

AVAILABLE

# PRIME BUCKS COUNTY FACILITY

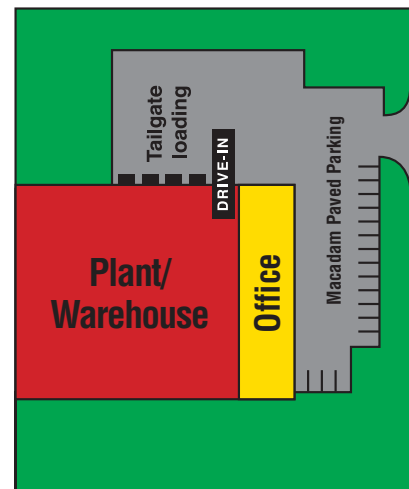


1824 BYBERRY ROAD, BRIDGEWATER INDUSTRIAL PARK, BENSLEM, BUCKS COUNTY, PA 19020

**LOT SIZE:** Approx. 2.49 acres.  
**DESCRIPTION:** Modern one (1) story warehouse/manufacturing facility.  
**SIZE OF BUILDING:** Approx. 31,000 sq. ft. **Office:** Approx. 6,000 sq. ft.  
**Plant/Warehouse:** Approx. 25,000 sq. ft.  
**PARKING:** Approx. seventeen (17) automobiles.  
**AGE OF BUILDING:** Built 1986.  
**CONSTRUCTION:** **Walls:** Decorative split face block. **Floors:** Assumed but not verified to be 6" reinforced concrete.  
**ROOF:** **Office:** Built-up roof with a coating.  
**Plant/Warehouse:** EPDM rubber membrane roof.  
**CEILING HEIGHT:** 16'8" sloping to 15'6" clear to the underside of bar joist.  
**LOADING:** **Tailgate:** Four (4) 8' x 10' manually-operated doors - three (3) insulated steel sectional doors covered by a canopy having load levelers, rubber bumpers and dock lights, and one (1) steel roll-up door having dock seals. **Drive- In:** One (1) manually-operated steel roll-up drive-in door.  
**COLUMN SPACING:** 40' x 30'.  
**SPRINKLER SYSTEM:** Wet system provides .19 GPM/sq. ft. over the most remote 1,500 sq. ft. supplied by an 8" riser.  
**HVAC:** **Office:** Heated and cooled by three (3) natural gas fired rooftop package units. **Plant/Warehouse:** Heated by nine (9) natural gas-fired blower units.  
**INTERIOR LIGHTING:** **Office:** Fluorescent lighting throughout.  
**Plant/Warehouse:** Twin tube fluorescent lighting throughout.  
**EXTERIOR LIGHTING:** Wall mounted fixtures.  
**ELECTRIC:** 200 amp, 240 volt, 3 phase, 4 wire service. Services supplied by PECO.  
**OFFICE AREA:** Approx. 6,000 sq. ft. consisting of eight (8) private offices and one (1) conference room. Office finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, carpet, and painted drywall. One (1) break room containing range, sink and microwave. Finishes include fluorescent lighting and VCT flooring.  
**TOILET FACILITIES:** **Office:** One (1) female facility having two (2) water closets and two (2) lavatories. One (1) male facility having two (2) water closets, two (2) lavatories, and one (1) urinal. Finishes include VCT flooring, fluorescent lighting, and 2' x 4' acoustical ceiling tiles. **Plant/Warehouse:** One (1) female facility having two (2) water closets, two (2) lavatories and one (1) shower stall. One (1) male facility having two (2) water closets, one (1) urinal and two (2) lavatories. Finishes include VCT flooring, fluorescent lighting, and 2' x 4' acoustical ceiling tiles.  
**WATER:** 3/4" line connected to a 10" main supplied by Aqua Pennsylvania.  
**SEWER:** 6" line connected to a 1" lateral serviced by Bucks County Water and Sewer Authority.  
**SECURITY MONITORING:** Security and burglar alarm monitored by Vector Security.  
**GAS:** 3/4" line connected to a 4" main. Service supplied by PECO.  
**ZONING:** M-I – Medium Industrial District.  
**ASSESSMENT:** \$185,920 (2022).  
**TAXES:** County: \$4,731.66, Township: \$3,811.36, School: \$30,897.65, Total: \$39,440.67(\$1.27/SF).

## SITE PLAN

NOTE: Plan is not to scale



Byberry Road

Bridgewater Road



Industrial & Commercial Real Estate

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 3220 Tillman Dr. Suite 403  
 Bensalem, PA 19020-2028  
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**LOCATION:** Strategically located northwest of the intersection of Interstate 95 and State Road (132), the property is readily accessible 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 and ninety (90) minutes from New York.

**AIRPORT:** Philadelphia International is thirty-five (35) minutes away and Northeast Philadelphia is ten (10) minutes away.

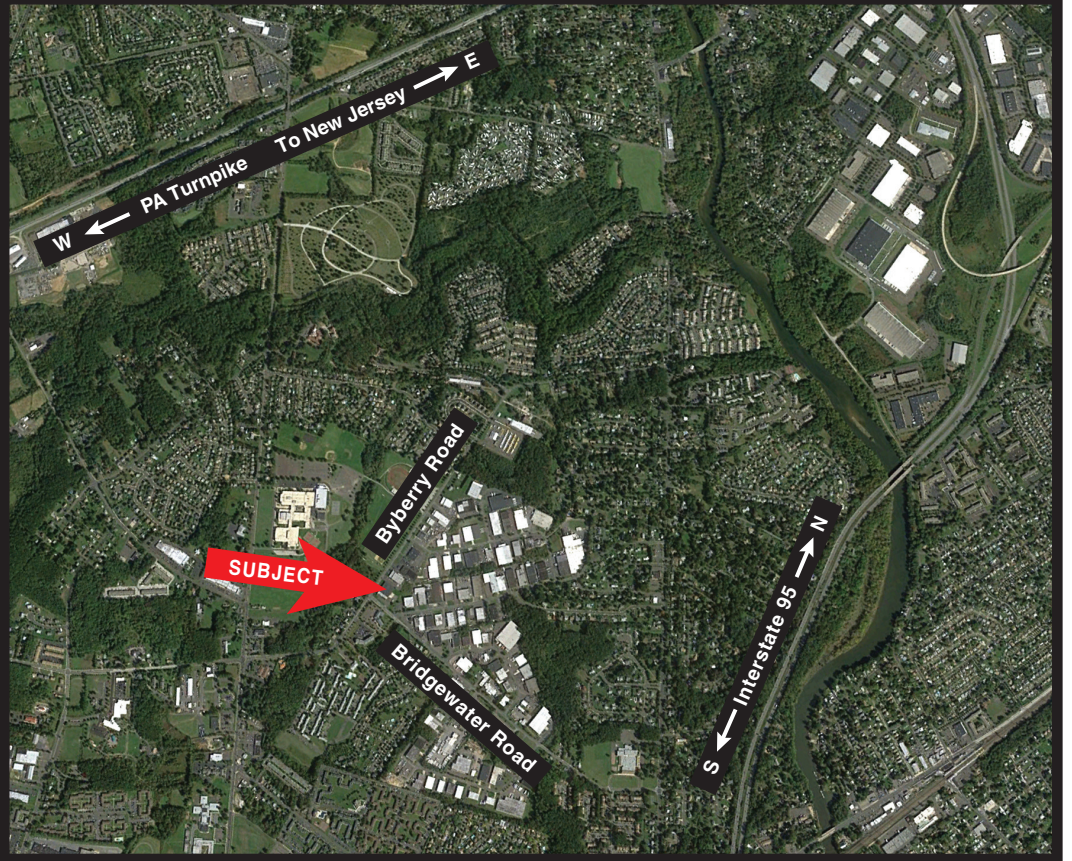
**HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

**PUBLIC TRANSPORTATION**

SEPTA Bus 129 originates at Frankford & City Aves and stops at the corner of Bridgewater and Byberry Rds. The bus travels to Franklin Mills Mall through Bensalem, Bristol, Pennel and finishes at the Oxford Valley Mall.

**MISCELLANEOUS**

Ceiling fans throughout.



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