

SALE/LEASE

PRIME BUCKS COUNTY INDUSTRIAL FACILITY

30,004 SQUARE FEET ON 1.73 ACRES



**1574 Bridgewater Road, Bridgewater Industrial Park
Bensalem, Bucks County, PA**

LOT SIZE: Approx. 1.73 acres.

DESCRIPTION: Modern one (1) story masonry and steel facility with two (2) story office area. Building designed to accommodate dual occupancy.

SIZE OF BUILDING: Approx. 30,004 sq. ft. **Eastern Bay:** Approx. 17,724 Sq. Ft. **Western Bay:** Approx. 12,280 sq. ft.

PARKING: Approx. forty (40) automobiles.

AGE OF BUILDING: Constructed in 1973.

CONSTRUCTION: **Walls:** Front elevation is painted brick over block. Two (2) sides and rear are painted block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** White granulated modified torch down system.

CEILING HEIGHT: Approx. 18'10" sloping to 18'4" clear under bar joist.

LOADING: **Eastern Bay:** **Tailgate:** Four (4) insulated steel sectional tailgate grade doors measure 8' x 8'. **Drive-in:** One (1) electrically operated insulated steel sectional door with vision panels measures 15'9" x 16'. **Western Bay:**

Tailgate: Two (2) insulated steel sectional doors measure 8' x 8'. One (1) van-height insulated steel sectional door measures 7'8" x 7'10". **Drive In:** One (1) electrically operated insulated steel sectional door measures 12' x 14'. One (1) steel sectional door measures 9'6" x 10'. One (1) knock-out panel for an additional drive in door. The addition of this door will provide drive-through access.

COLUMN SPACING: Mostly 29' x 40'.

HVAC: **Warehouse:** Natural gas fired blower units. **Office:** Natural gas fired roof mounted package units.

INTERIOR LIGHTING: T-5 fluorescent

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRIC: Two (2) meters serve the property. **Eastern Bay:** 600 amp 240 volt, three phase service. **Western Bay:** 600-amp 240-volt, three-phase service. Supplied by PECO Energy.

TOILET FACILITIES: **Eastern Bay:** One (1) ADA men's facility containing one (1) water closet, one (1) urinal and two (2) lavatories. One (1) ADA women's facility containing two (2) water closets and two (2) lavatories. Finishes include 2' x 2' acoustical ceiling tiles, VCT flooring and painted drywall. **Western Bay:** Two (2) ADA restrooms each containing one (1) water closet, and one (1) lavatory.

WATER: 3/4" line connected to a 10" main. Service provided by AQUA Pennsylvania.

SEWER SERVICE: 10" lateral serviced by Bucks County Water & Sewer Authority.

GAS: 3/4" line. Service supplied by PECO Energy.

Financing available to a qualified buyer, 90% could be at a 4.25% interest rate amortized over twenty (20) years

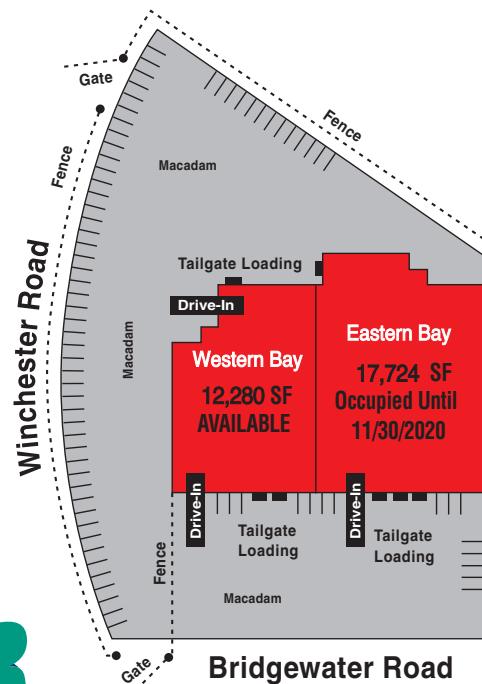
ZONING: L-1 Light Industrial.

REAL ESTATE TAXES: School: \$25,6156 (2024/2025), County & Township: \$7,298 (2025), Total: \$28,136.28 (\$1.10/SF).

ENTERPRISE ZONE: Eligible for tax credit up to \$500,000

S I T E P L A N

NOTE: Plan is not to scale



Roddy

Industrial & Commercial Realtors

(215) 245-2600

realestate@roddyinc.com



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