



**3295 MEETINGHOUSE ROAD
TELFORD, BUCKS COUNTY, PA 18969
TAX PARCEL #: 52-010-203-007**

LOT SIZE: 1.60 acres

DESCRIPTION: One-story modern manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 7,371 sq. ft.
Offices: Approx. 1,571 sq. ft.
Plant/Warehouse: Approx. 5,800 sq. ft.

PARKING: Thirteen (13) parking spaces.

AGE OF BUILDING: Built 2005.

CONSTRUCTION: **Frame:** Structural steel.
Walls: **Front:** Wainscot of split-faced block with steel panel above. **Sides and Rear:** Steel panel.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: Standing seam metal roof.

CEILING HEIGHT: 14'0" to underside of bar joist.

LOADING: **Drive-In:** One (1) 10' x 12' electrically operated insulated steel sectional door with vision panels and exterior bollards.



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| COLUMN SPACING: | Clear span. |
| HVAC: | Heated and cooled via electric heat pump system with supplemental baseboard heat in the office. |
| INTERIOR LIGHTING: | Mix of twin tube fluorescent and T8. |
| EXTERIOR LIGHTING: | Wall-mounted fixtures. |
| ELECTRIC: | 75 KVA transformer, 600 amp, 3 phase, 4 wire, 480/277 volt; service provided by PECO Energy. |
| OFFICE AREA: | One (1) open bullpen area. Finishes include 2' x 4' acoustical ceiling tiles with 2' x 4' fluorescent lighting, painted drywall and carpet. One (1) break room with base and wall cabinets with sink. Finishes are 2' x 4' acoustical ceiling tiles with 2' x 4' fluorescent lighting, painted drywall and concrete floor. |
| TOILET FACILITIES: | One (1) men's room containing two (2) water closets and two (2) urinals and (1) lavatory. One (1) ladies room containing one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and tile flooring. |
| WATER: | Well. |
| SEWER: | Service provided by Telford Borough. |
| GAS: | Service supplied by PECO Energy. |
| ASSESSMENT: | \$74,090 (2025) |
| TAXES: | County: \$ 2,033.77 (2025) Township: \$ 537.15 (2025) School: <u>\$ 10,386.62 (2025-2026)</u> TOTAL: \$ 12,957.54 (\$1.76/SF) |
| ZONING: | PI – Planned Industrial |
| LOCATION: | Offering convenient access to the Pennsylvania Turnpike (I-476) and Route 309. The property is eighty (80) minutes from Metropolitan Philadelphia and sixty (60) minutes from Trenton, NJ. |
| AIRPORT: | Philadelphia International Airport (PHL) is ninety (90) minutes away, Northeast Philadelphia Airport (PNE) and Trenton-Mercer (TTN) are sixty (60) minutes away. |



3295 Meetinghouse Road
Page 3 of 4

HOTELS:

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

MISCELLANEOUS:

* Compressed air lines throughout the warehouse

