3170 KNIGHTS ROAD

Bensalem, PA 19020

FOR LEASE

INDUSTRIAL

10,000 SF

PROPERTY DESCRIPTION

- Building Size: 22,295 SF
- Availability: 10,000 SF
- Lot Size: 2.57 AC
- Office: 2,050 SF
- Ceiling Height: 17'-18' clear
- Loading: One (1) loading dock with manual leveler, one (1) 12' x 14' drive-in door
- HVAC: Gas fired unit heaters in warehouse
- Zoning: L-I (Light Industrial)
- Restrooms: One ADA restroom (toilet & sink), one men's restroom (toilet, sink, urinal)
- Taxes: $21,985 (2024)

FOR MORE INFORMATION

Jeffrey Licht, SIOR
215.396.2900 x101
jeff.licht@naimertz.com

Jared Licht
215.396.2900 x105
jared.licht@naimertz.com

NAI MERTZ DISCLAIMER: 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. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

NAI Mertz | 210 E. Street Road, Suite 3B
Feasterville-Trevose, PA 19053
215-396-2900 | **naimertz.com**

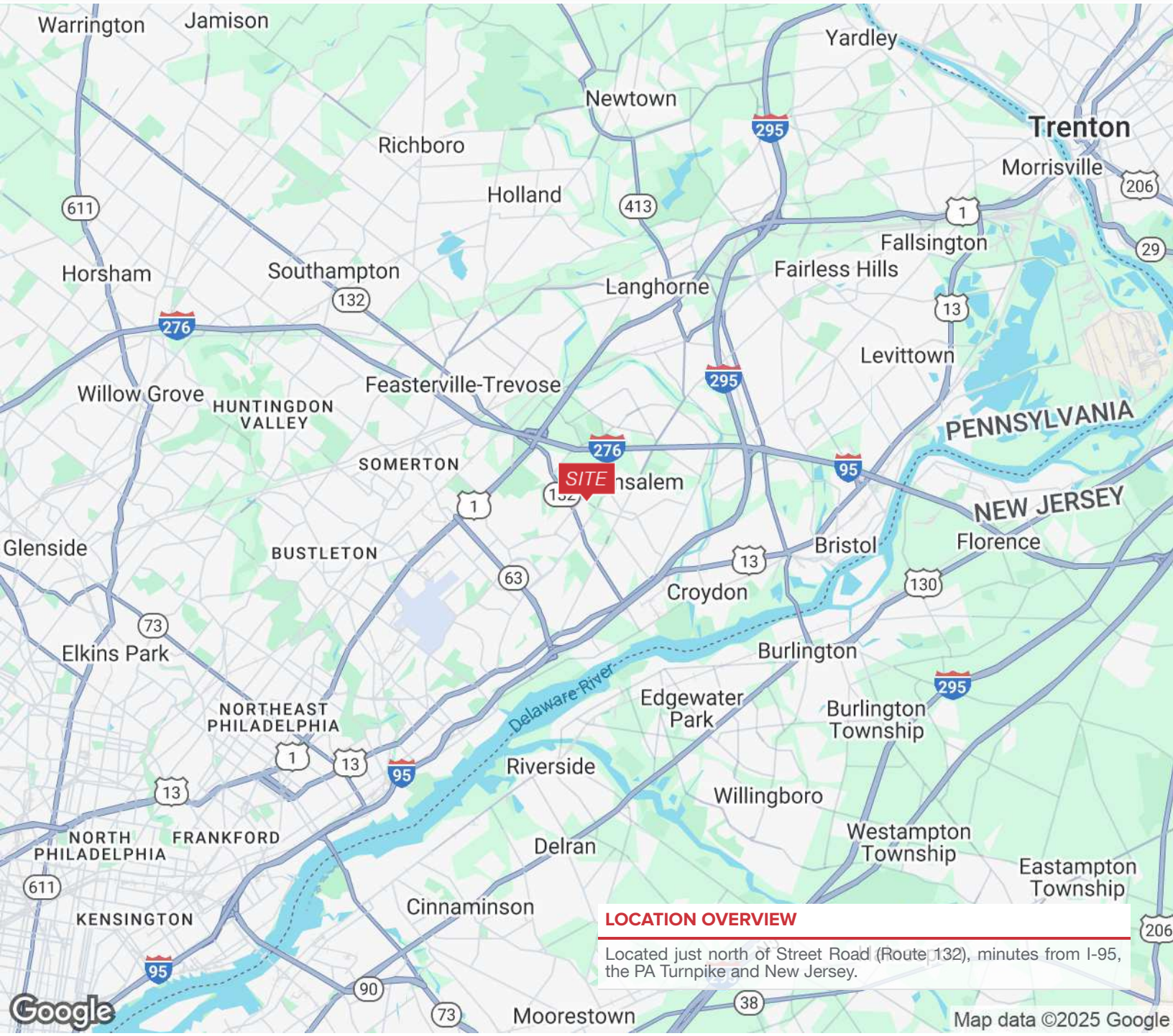
3170 KNIGHTS ROAD

Bensalem, PA 19020

FOR LEASE

INDUSTRIAL

10,000 SF



LOCATION OVERVIEW

Located just north of Street Road (Route 132), minutes from I-95, the PA Turnpike and New Jersey.

FOR MORE INFORMATION

Jeffrey Licht, SIOR
215.396.2900 x101
jeff.licht@naimertz.com

Jared Licht
215.396.2900 x105
jared.licht@naimertz.com

NAI MERTZ DISCLAIMER: 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. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz | 210 E. Street Road, Suite 3B
Feasterville-Trevose, PA 19053
215-396-2900 | **naimertz.com**