



**3300 STATE ROAD**  
**NWC State & Dunksferry Roads**  
**Expressway 95 Industrial Park**  
**Bensalem, Bucks County, PA 19020**  
**Tax Parcel No.: 02-079-007-002**

<b>LOT SIZE:</b>	Approx. 3.19 acres.
<b>DESCRIPTION:</b>	Modern one-story masonry and steel building.
<b>SIZE OF BUILDING:</b>	Approx. 61,630 sq. ft.
<b>AVAILABLE SPACE:</b>	16,671 sq. ft. of air-conditioned warehouse/production space
<b>AGE OF BUILDING:</b>	Constructed in approximately 1974.
<b>CONSTRUCTION:</b>	<b><u>Walls:</u></b> Brick over block with a pre-engineered steel band over block at the roof line. <b><u>Floor:</u></b> Assumed to be 5" reinforced concrete but not verified. <b><u>Roof:</u></b> EPDM rubber membrane roof over insulation and steel deck; replaced in 2019.
<b>CEILING HEIGHT:</b>	20'0" sloping to 19'7" clear under bar joist.
<b>LOADING:</b>	<b><i>Tailgate:</i></b> Eight (8) insulated steel sectional doors—five (5) measuring 8' x 8' and three (3) measuring 8' x 10'.
<b>COLUMN SPACING:</b>	Mostly 37' x 40'.
<b>HVAC:</b>	Fully heated and air-conditioned.



<b>INTERIOR LIGHTING:</b>	LED fixtures.
<b>SPRINKLER SYSTEM:</b>	100% wet system supplied by 8" main.
<b>OFFICE:</b>	Two (2) private offices.
<b>RESTROOMS:</b>	One (1) men's room and one (1) ladies' room.
<b>ELECTRIC:</b>	480/277-volt 3 phase service. Service is provided by PECO Energy.
<b>WATER:</b>	Supplied by Aqua Pennsylvania; 1" domestic service and 8" fire service from a 12" main.
<b>SEWER:</b>	Supplied by Bucks County Water & Sewer; 8" main in street.
<b>GAS:</b>	Supplied by PECO Energy, 1" service line.
<b>REAL ESTATE TAXES:</b>	\$0.88/SF
<b>ZONING:</b>	G-I General Industrial District
<b>LOCATION:</b>	Strategically located at the Street Road (Route 132) Interchange of I-95. The property is within twenty (20) minutes of Center City Philadelphia and a five (5) minute drive to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike.
<b>AIRPORT:</b>	Philadelphia International (PHL) is thirty-five (35) minutes away and the Northeast Philadelphia (PNE) is ten (10) minutes away.
<b>HOTELS:</b>	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
<b>PUBLIC TRANSPORTATION:</b>	SEPTA Bus 133 offers a stop at the property. SEPTA Trenton Rail Line offers a stop at the Eddington Train Station (Street Road & I-95) within walking distance of the property.
<b>ENTERPRISE ZONE:</b>	The property is located in the Bucks County Enterprise Zone, which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or retain jobs.