

WAREHOUSE FOR SUBLEASE

510 STATION AVE, BENSALEM, PA



REPRESENTED BY
THE FLYNN COMPANY

COLIN FLYNN, SIOR
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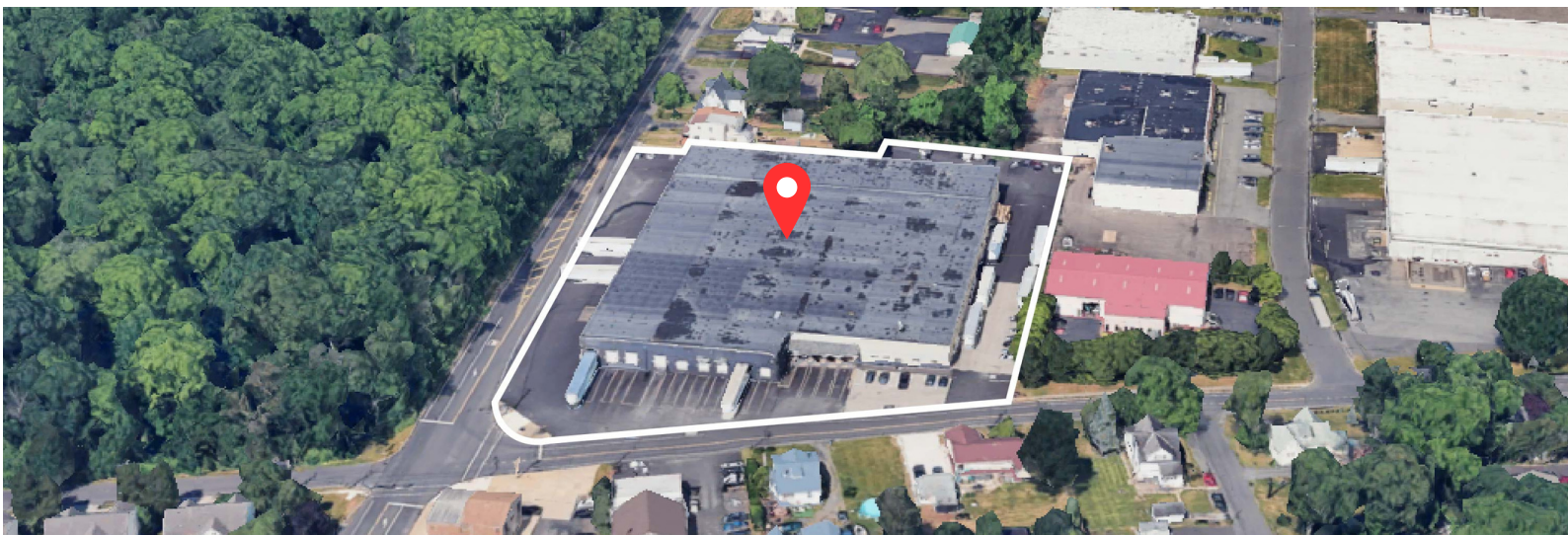
85,602 SF AVAILABLE JANUARY 1, 2027

PROPERTY HIGHLIGHTS

- **Building Size:** 85,602 SF
- **Available:** 85,602 SF
- **Office:** 2,967 SF
- **Loading:** 24 dock doors, 3 drive-in door
- **Ceiling Height:** 17'-19' clear
- **Column Spacing:** 49' x 33', 40' x 40', 40' x 33'
- **Cranes:** (1) 2 ton bridge crane, (1) ¾ ton bridge crane - both 14' under hook
- **Fire Suppression:** Wet system
- **Parking:** Approximately 70 car parking
- **Zoning:** L-I, Light Industrial (Bensalem Township)
- **Term:** Expires 1/31/28
- **Location:**
 - Located at the intersection of State Rd and Station Ave
 - Excellent access to I-95, PA 63 (Woodhaven Rd), US Route 1 and the PA Turnpike
 - Travel time to Center City Philadelphia is approx. twenty (20) minutes and New York City is approx. ninety (90) minutes

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WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

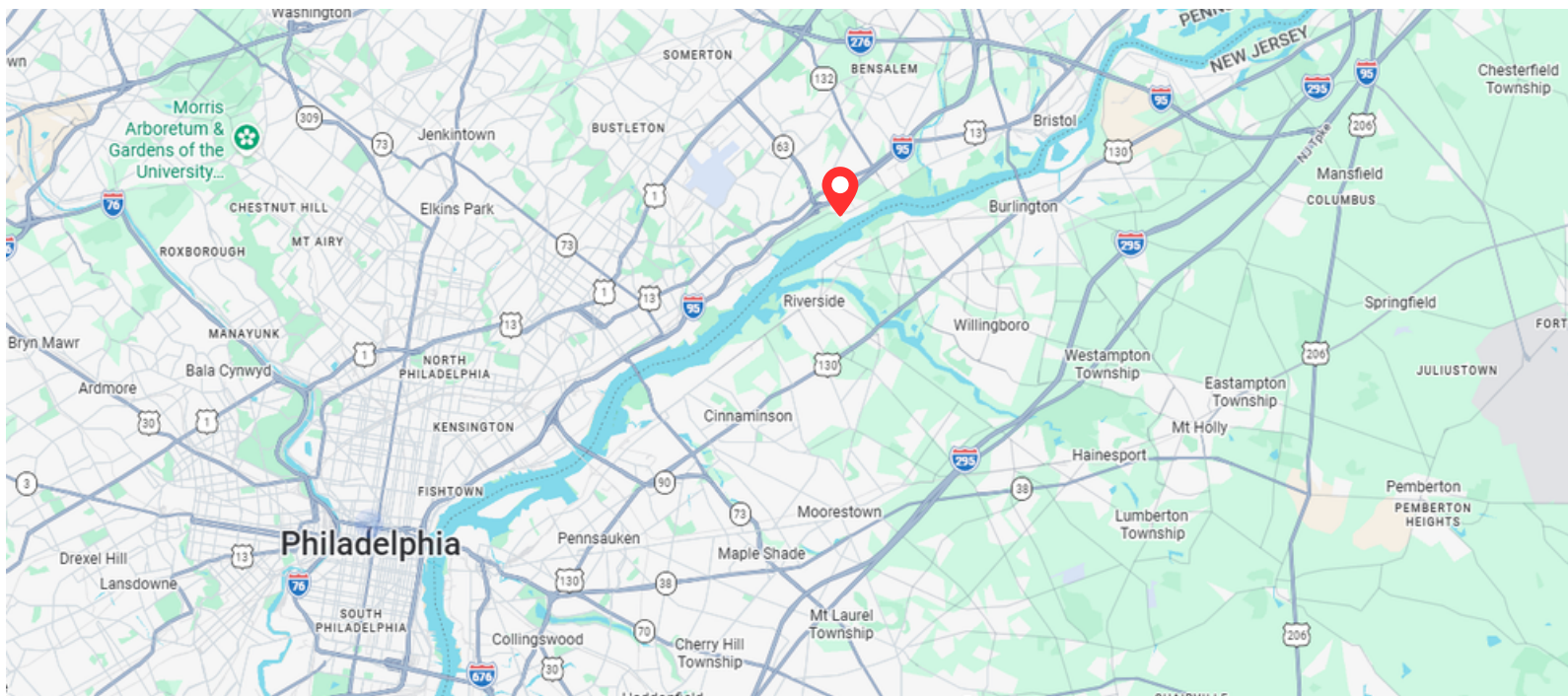


**For More Information
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