

1296 ADAMS ROAD BRIDGEWATER INDUSTRIAL PARK

BENSALEM, PENNSYLVANIA

OFFERING ■
MEMORANDUM
INDUSTRIAL



Naimertz

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AERIAL



1296 ADAMS ROAD

BUILDING SIZE (SF)

51,348

YEAR BUILT

1977

CURRENT OCCUPANCY

23%

TENANCY	Multiple
STORIES	1
# OF UNITS	2 (can be demised into 3)
ACREAGE	2.62 acres
CEILING HEIGHT	18'6"
LOADING	(6) tailgates (2) drive-in doors
COLUMN SPACING	40' x 40'
ROOF	New GAF TPO roof with warranty until 2037
PARKING	Majority recently repaved
SPRINKLER	Wet sprinkler system
POWER	13,200 volt, 1,200 amp, 240v
ZONING	M1 - Light Industrial
TAXES (2024)	\$51,639

TOTAL OCCUPANCY	12,134 SF
TOTAL AVAILABLE FOR BUYER	39,214 SF
% AVAILABLE FOR BUYER	77%
BUILDING NOI	\$109,482.60

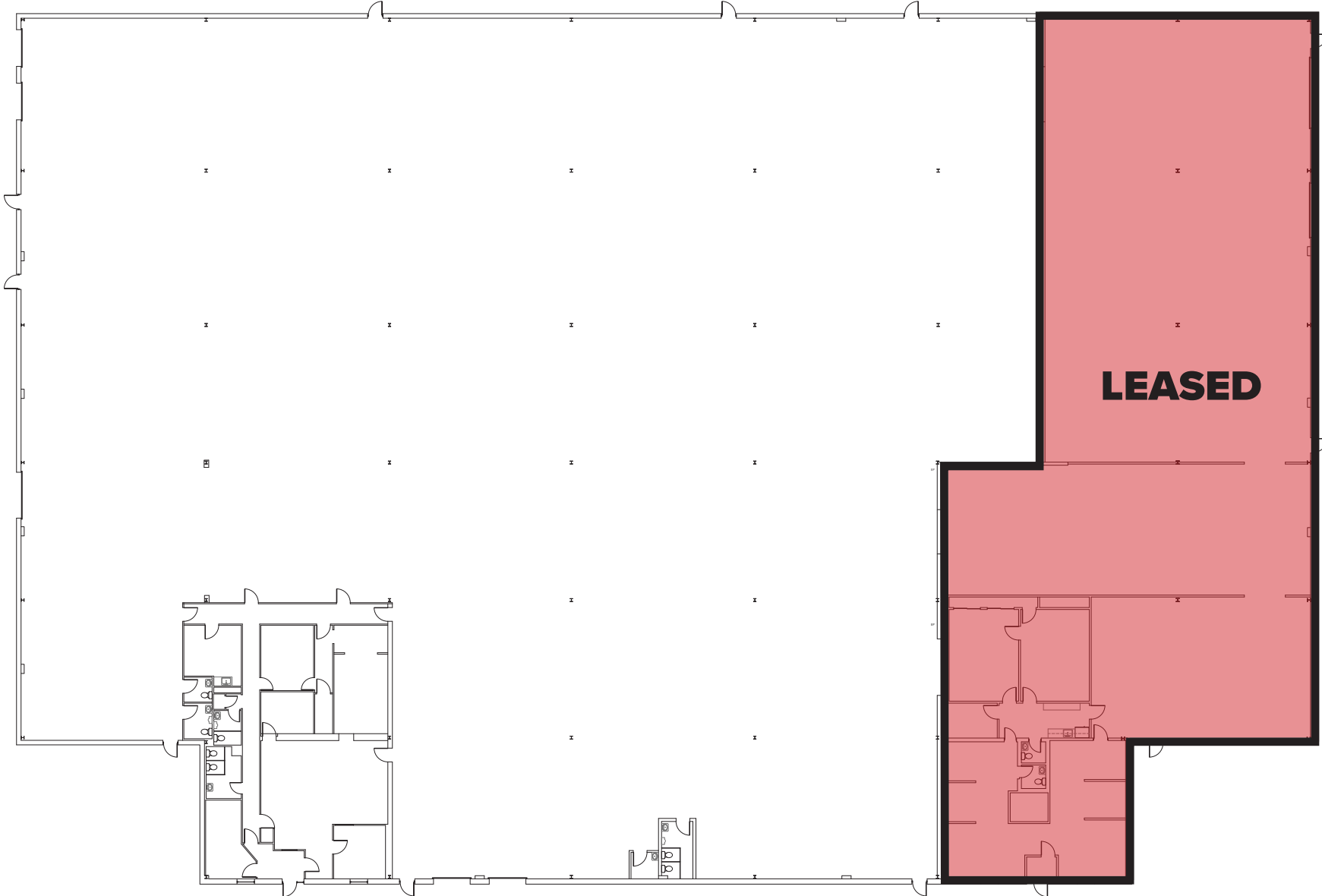


BUILDING PLAN

1296 ADAMS ROAD

51,348 SF

2.62 AC

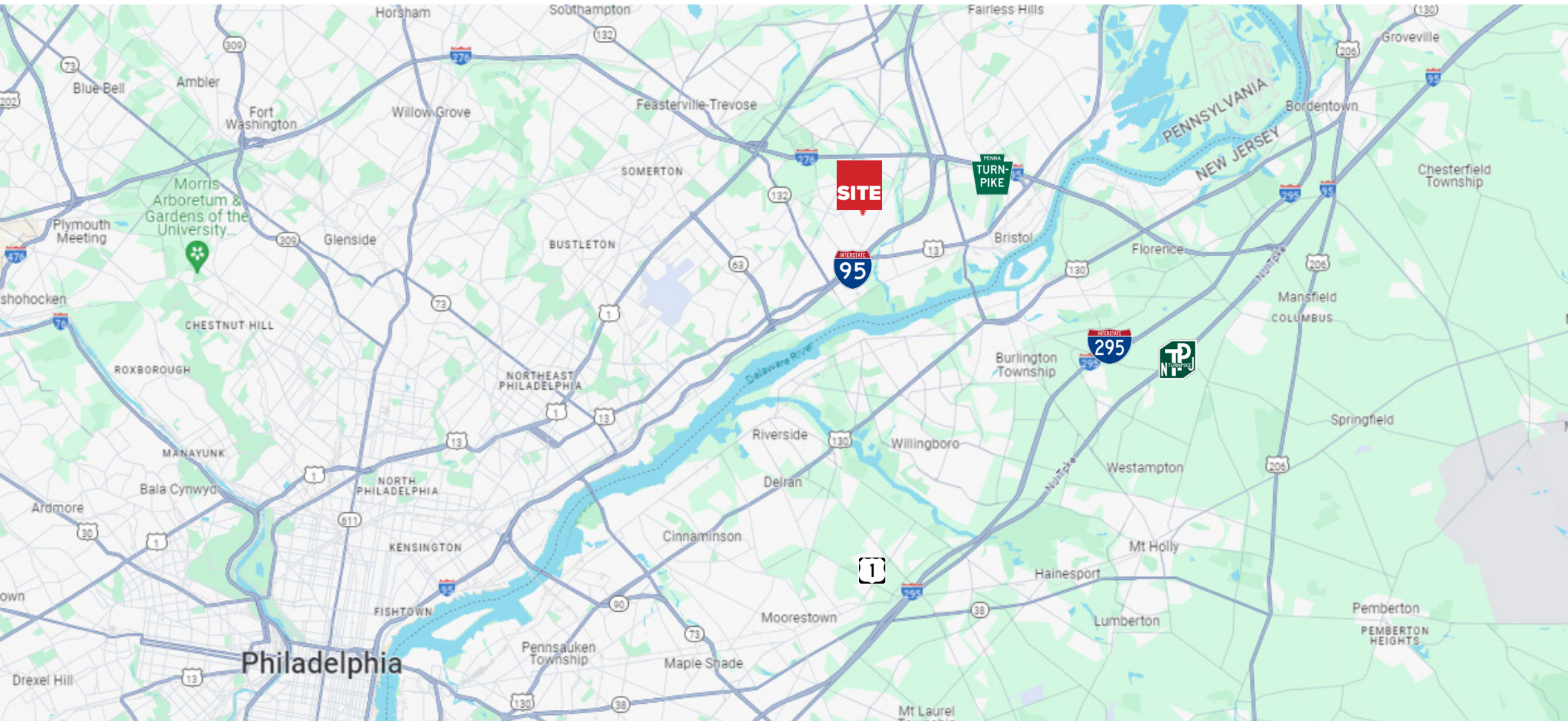


**OWNERSHIP IN PROCESS OF WHITEBOXING UNIT*

LOCATION INFORMATION

Distance to

Route 132 (Street Road)	2.0 mi	New Jersey (via Burl-Bristol Br)	5.7 mi
I-95	2.6 mi	NJ Turnpike	14 mi
PA Turnpike (Bensalem/Phila)	3.4 mi	Center City Philadelphia	15.6 mi
Route 1	3.6 mi	New York City	83 mi





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BENSALEM, PENNSYLVANIA

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FOR MORE INFORMATION

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