



3041

MARWIN AVENUE || BENSALEM, PA



75,387± SF one-story, modern, multi-tenanted building. Ideal for many industrial uses. Frontage on Street Road (Route 132) with **immediate access to I-95.**

CURRENT AVAILABILITY

SUITE A: 40,492± SF

- 6 LOADING DOCKS
- 4 DRIVE-IN DOORS
- 1 ± ACRE OF OUTSIDE STORAGE

Building Size	75,387± SF
Office Area	2,600± SF
Ceiling Height	16'4" to underside of bar joists 18'4" to deck
Column Spacing	20' x 40'
Lighting	LED
Sprinkler	100% wet system
Lot Size	5.8± acres
Parcel ID	02-066-086-011
Taxes (2022)	\$57,998
Traffic Count	12,647 VPD

For More Information

JEFF LICHT, SIOR
+1 215 396 2900 ext 101
jeff.licht@naimertz.com

JARED LICHT
+1 215 396 2900 ext 105
jared.licht@naimertz.com



ADDITIONAL DETAILS

3041 MARWIN AVENUE || BENSLEM, PA



Construction: Box-on-box design

Walls: Painted (interior/exterior) masonry block & stucco; front wall - brick over block

Structure: Masonry & steel columns, I-beams & bar joists

Floor: Concrete

Roof: New rubber membrane roof forthcoming

HVAC: Warehouse heated via suspended, forced air, natural gas units

Electric Service: 200-600 amp, 120/208 V

Water: Service supplied by Aqua Philadelphia

Sewer: Service supplied by Bucks County Water & Sewer Authority

Zoning: R-55 Riverfront Revitalization District (includes many industrial uses. Zoning code available upon request.)

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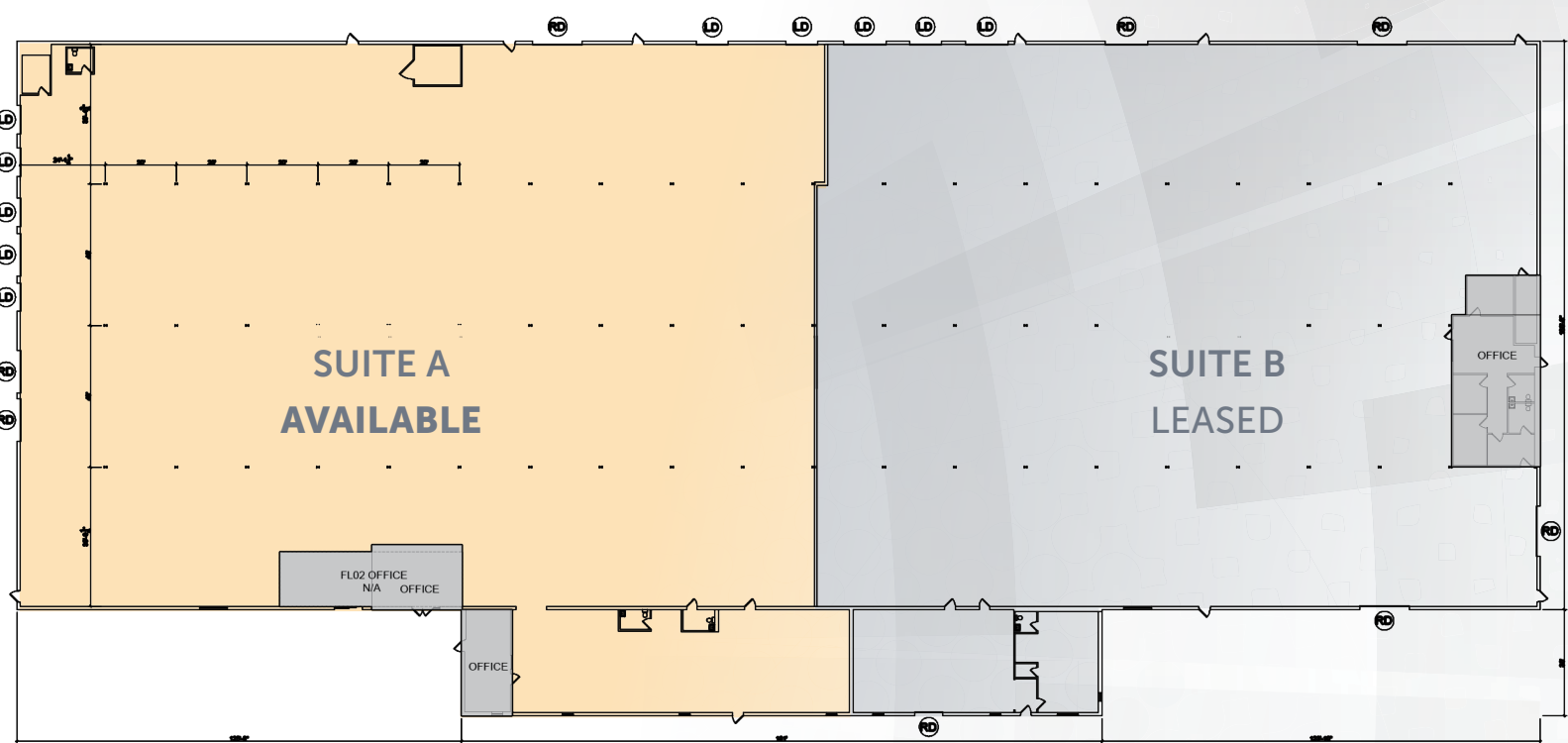
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FLOORPLAN

3041 MARWIN AVENUE || BENSLEM, PA



Faropoint



SUITE A: 40,492± SF AVAILABLE || SUITE B: 34,895± SF LEASED

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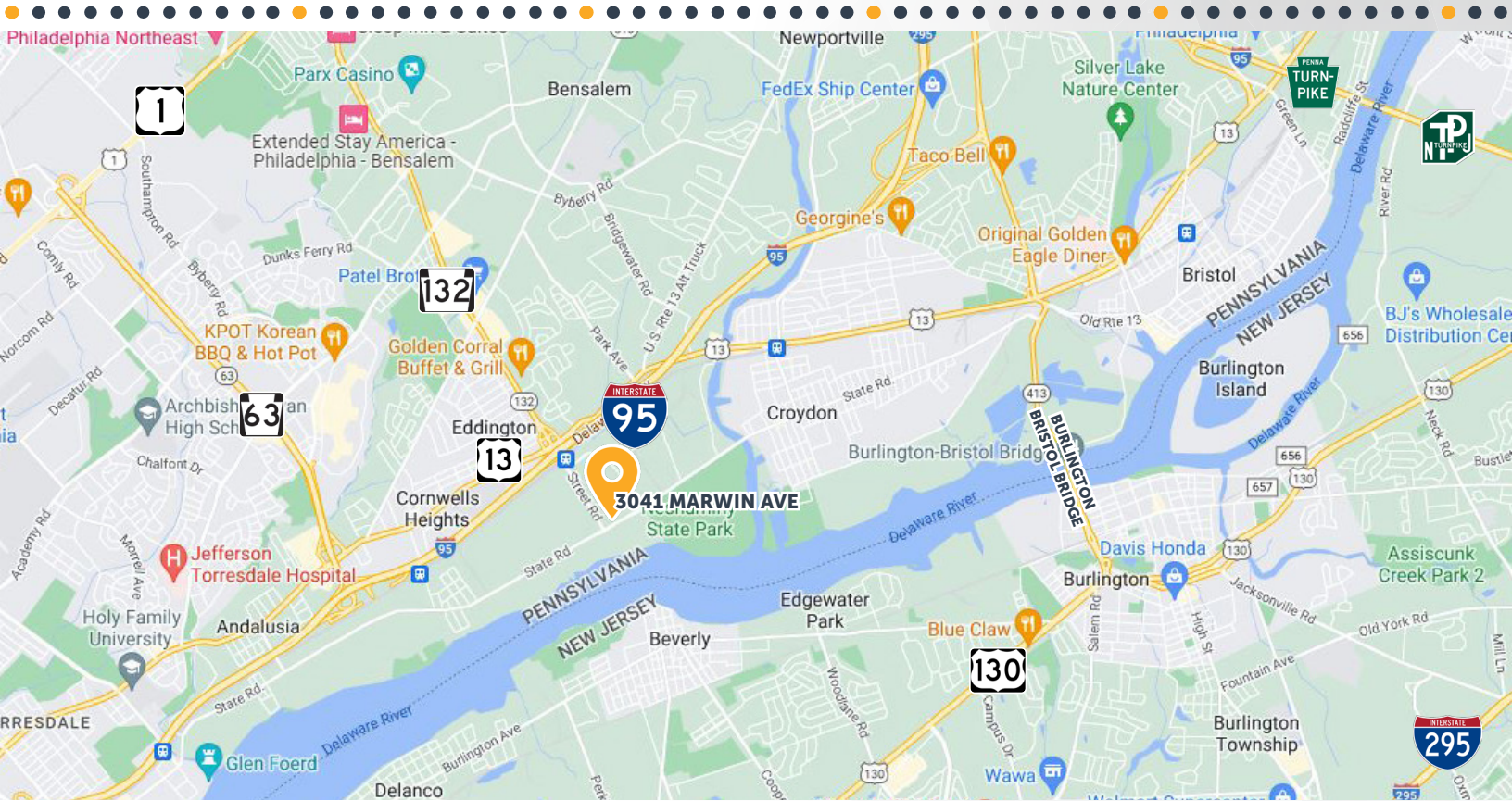
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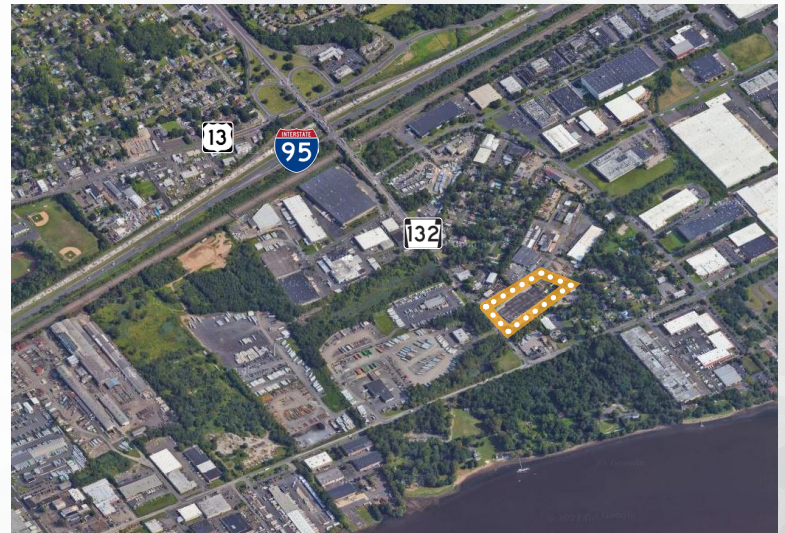
LOCATION INFORMATION

3041 MARWIN AVENUE || BENSALEM. PA



Distance to:

Route 132 (Street Road)	< 0.25 mi
I-95	0.5 mi
Route 13 (Bristol Pike)	0.8 mi
Route 63 (Woodhaven Road)	2.3 mi
Burlington Bristol Bridge	4.5 mi
Route 1	4.5 mi
PA Turnpike (Trevoise Interchange)	5.0 mi
PA Turnpike (Bristol Interchange)	6.5 mi
NJ Turnpike	13.3 mi
Center City Philadelphia	16.5 mi



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