

SALE or LEASE

PREMIER BUCKS COUNTY FACILITY

39,250 Square Feet on 2.30 Acres



**651-665 Winks Lane, Expressway 95 Industrial Park
Bensalem, Bucks County, PA 19020**

Financing: 100% financing available to qualified Buyer, 50% of which could be at a 2.25% interest rate for 15 years and 50% could be at a 2.70% interest rate for 20 years.

LOT SIZE: 2.30 acres

DESCRIPTION: Modern one-story warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 39,250 sq. ft. **East Side:** Approx. 20,500 sq. ft.

Office: 2,700 sq. ft. **Warehouse:** 17,800 sq. ft. **West Side:** Approx. 18,750 sq. ft.

Office: 2,100 sq. ft. **Plant:** ___ sq. ft. **Warehouse:** ___ sq. ft.

PARKING: Approx. thirty (30) automobiles.

AGE OF BUILDING: Built 1974.

CONSTRUCTION: Walls: Office: Square brick. **Plant/Warehouse:** Pre-engineered insulated steel sandwich panel. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Firestone rubber membrane system, replaced 2014; Red Shield warrantied through April 2029.

CEILING HEIGHT: 18'0" clear under bar joist.

LOADING: East: Drive-In: Two (2) 10' x 12' steel-operated doors. **West: Tailgate:** Two (2) docks with 8' x 8' steel doors having air curtains and dock bumpers.

COLUMN SPACING: 40'0" x 40'0"

SPRINKLER SYSTEM: Wet system supplied by a ___" main providing ___ density over the most remote ___ sq. ft.; monitored by ___ at an annual cost of \$ ____.

HVAC: Office/Portion of Plant: Natural gas-fired rooftop package units.

Warehouse: Natural gas-fired blower units.

INTERIOR LIGHTING: Fluorescent and T8 fluorescent.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: East: ___ amp, ___ volt, ___ phase. **West:** 600 amp, 480/208 volt, 3 phase. Service provided by PECO Energy.

OFFICE AREA: East: Approx. 2,700 sq. ft. (45' x 60') divided into one (1) private office and bullpen. **West:** Approx. 2,100 sq. ft. divided into one (1) private office, one (1) conference room, one (1) bullpen and one (1) break room/kitchen area. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and carpet.

TOILET FACILITIES: East: Office: One (1) men's room with one (1) water closet, one (1) urinal and two (2) lavatories. One (1) ladies' room with two (2) water closets and two (2) lavatories. **Warehouse:** One (1) unisex room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, tile flooring and painted drywall.

West: Office/Plant/Warehouse: One (1) men's room with one (1) water closet, one (1) urinal and two (2) lavatories. One (1) ladies' room with two (2) water closets and two (2) lavatories. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, tile flooring and painted drywall.

GAS: ___" service; supplied by PECO Energy.

WATER: ___" line connected to a ___" main; service provided by Aqua PA.

SEWER: ___" lateral connected to a ___" main; service provided by Bucks County Water & Sewer Authority.

ZONING: G-I, General Industrial District

ASSESSMENT: \$219,360 (2015)

REAL ESTATE TAXES: County: \$5,089.15 (2015), Township: \$4,277.52 (2015), School: \$31,664.62 (2014/2015), Total: \$41,031.29 (\$0.96/SF)

S I T E P L A N

NOTE: Plan is not to scale



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LOCATION

Strategically located at the Street Road Interchange of I-95 (Route 132), the property is within twenty (20) minutes of Center City Philadelphia and five (5) minutes of Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike.

AIRPORT

Philadelphia International is thirty-five (35) minutes away and Northeast Philadelphia Airport is ten (10) minutes away.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION

SEPTA R7 train stops at Eddington Train Station (Street Road & I-95) and SEPTA Bus R-304 provides service less than a block away.

ENTERPRISE ZONE

The Bucks County Enterprise Zone Program offers assistance to the local business community by providing technical, financial and infrastructure assistance to companies looking to locate/remain in the area and create/retain jobs.

MISCELLANEOUS

Compressed air distributed throughout the west side; partial distribution into the east side.



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