Roddy Inc.

Industrial & Commercial Real Estate



Glenview Corporate Center 3220 Tillman Drive, Suite 403 Bensalem, Pennsylvania 19020-2028 215.245.2600 Office 215.245.2670 Fax www.roddyinc.com realestate@roddyinc.com



550 STATE ROAD
BENSALEM, BUCKS COUNTY, PA
TAX PARCEL #: 02-023-079

LOT SIZE: 8.08 acres

BUILDING SIZE: Approximately 60,579 sq. ft.

DESCRIPTION: Modern crane served industrial facility.

AVAILABLE SPACE: 26,000 square feet of crane served industrial space divisible to units of

11,040 and 15,540 square feet.

<u>Unit A:</u> Approx. 15,540 sq. ft. <u>Unit B:</u> Approx. 11,040 sq. ft.

PARKING: Abundant macadam paved parking.

AGE OF BUILDING: Built 1982

CEILING HEIGHT: 26'4" sloping to 25'10" to the underside of bar joist.

LOADING: Unit A: Two (2) loading docks having 8' x 10' steel roll-up doors and

mechanical load levelers. One (1) electrically operated steel roll-up door

measuring 17' x 15'4".

<u>Unit B:</u> One (1) exterior tailgate loading platform with an edge of dock leveler provides access to a 14'9" x 15'4" electrically operated steel roll-up

door. The loading dock features a ramp for drive-in access.

CRANES: <u>Unit A:</u> Two (2) 10-ton pendant-operated DR Cordell bridge cranes. Each

has a span of 58', a travel distance of 243', and 19'10" clearance under the

hook.

Unit B: One (1) 15-ton pendant-operated Shepard Niles bridge crane with a span of 43'10", a travel distance of 220', and 17'9" clearance under hook.





COLUMN SPACING: Clear span <u>Unit A</u> 61' wide, <u>Unit B</u> 46' 5" wide.

SPRINKLER SYSTEM: Wet system

HVAC: <u>Unit A:</u> Natural gas fired radiant units.

Unit B: Combination of natural gas fired radiant units and a natural gas fired

blower unit.

INTERIOR LIGHTING: LED lighting

EXTERIOR LIGHTING: Wall-mounted and pole-mounted fixtures.

OFFICE AREA: In addition to the two private offices within Unit A, the property features

many flexible office suites that can be leased in conjunction with the

industrial space.

TOILET FACILITIES: Unit A: One (1) men's room with two (2) water closets, one (1) urinal and

one (1) lavatory. One (1) ladies' room with two (2) water closets and one (1)

lavatory.

<u>Unit B</u>: One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1)

lavatory.

ELECTRIC: 3 Phase service provided by PECO Energy.

WATER: Service provided by Agua Pennsylvania.

SEWER: Service provided by Aqua Pennsylvania.

GAS: Service provided by PECO Energy.

OPERATING EXPENSES: \$2.30/SF (2024)

ZONING: L-I, Light Industrial

LOCATION: Strategically situated between the Academy Road and Woodhaven Road

Interchange of I-95, the property offers convenient access to the

Pennsylvania Turnpike (Exit 351/Bensalem) as well as Route 1 and the Betsy Ross Bridge and Tacony–Palmyra Bridge to New Jersey. The

property is just twenty (20) minutes from Metropolitan Philadelphia, thirty (30)

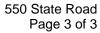
minutes from Trenton, NJ and ninety (90) minutes from New York.

AIRPORT: Philadelphia International (PHL) is thirty (30) minutes away and Northeast

Philadelphia (PNE) is five (5) minutes away.

HOTELS: Most major hotels are represented in the area within a five (5) to ten (10)

minute drive.





PUBLIC TRANSPORTATION: SEPTA Bus 84 offers service from Frankford Transportation Center to Bustleton Avenue and County Line, stopping at Grant Avenue and State Road, a short distance from the property. The Trenton Line of SEPTA Regional Rail offers service to Torresdale Rail Station located at Grant Avenue and James Street, a short distance from the property.