

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.rododyinc.com  
realestate@rododyinc.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.

**Unit A:** Approx. 15,540 sq. ft.

**Unit B:** 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".

**Unit B:** 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:**

**Unit A:** 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.



<b>COLUMN SPACING:</b>	Clear span <u>Unit A</u> 61' wide, <u>Unit B</u> 46' 5" wide.
<b>SPRINKLER SYSTEM:</b>	Wet system
<b>HVAC:</b>	<u>Unit A:</u> Natural gas fired radiant units. <u>Unit B:</u> Combination of natural gas fired radiant units and a natural gas fired blower unit.
<b>INTERIOR LIGHTING:</b>	LED lighting
<b>EXTERIOR LIGHTING:</b>	Wall-mounted and pole-mounted fixtures.
<b>OFFICE AREA:</b>	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.
<b>TOILET FACILITIES:</b>	<u>Unit A:</u> 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.
<b>ELECTRIC:</b>	3 Phase service provided by PECO Energy.
<b>WATER:</b>	Service provided by Aqua Pennsylvania.
<b>SEWER:</b>	Service provided by Aqua Pennsylvania.
<b>GAS:</b>	Service provided by PECO Energy.
<b>OPERATING EXPENSES:</b>	\$2.30/SF (2024)
<b>ZONING:</b>	L-1, Light Industrial
<b>LOCATION:</b>	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.
<b>AIRPORT:</b>	Philadelphia International (PHL) is thirty (30) minutes away and Northeast Philadelphia (PNE) is five (5) minutes away.
<b>HOTELS:</b>	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.