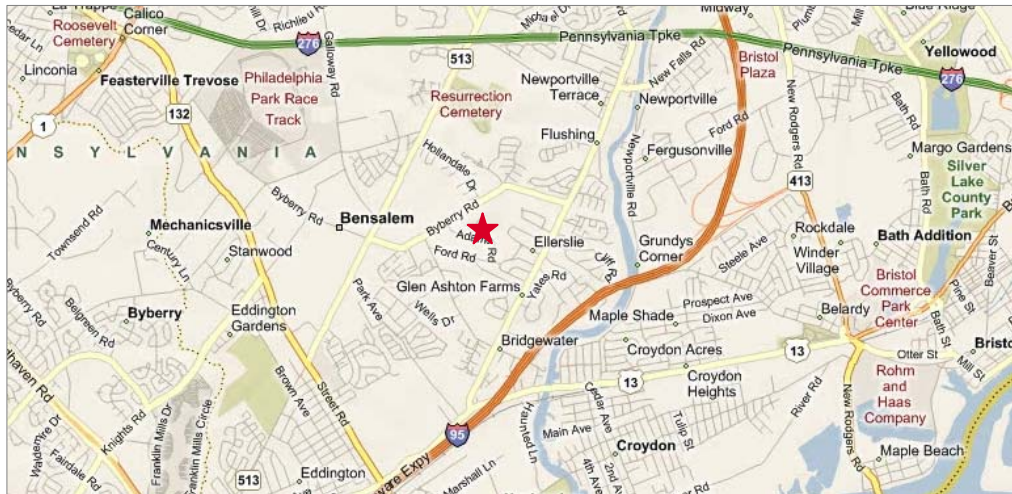


# FIRST CLASS INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE

1436 Wells Drive, Bensalem, Bucks County, PA



## PROPERTY DETAILS (Preliminary)

- Building Description: Modern, one-story, flex/industrial facility
- Building Size/Space Available: 12,000-72,000 +/- square feet
- Lot Size: 6.25 +/- acres
- Loading: 8 docks, 1 drive-in door
- Column Spacing: 50' x 37'6" +/-
- Ceiling Height: 18'8" - 21'2" +/-
- Sprinkler System: 100% wet system
- Zoning: M1 - Light Industrial
- Real Estate Taxes: \$1.23 +/- PSF
- Parking: 51 parking spaces and trailer parking
- Public Transportation: SEPTA Bus Route #129 travels through Bridge-water Industrial Park
- Location: Situated just off Bridge-water and Byberry Roads, within 2 miles of the Street Road/I-95 Inter-change & approx. 4 miles to the U.S. Route #1/PA Turnpike Interchange.



Industrial & Commercial Realtors [realestate@roddyinc.com](mailto:realestate@roddyinc.com)

Glenview Corporate Center  
3220 Tillman Drive, Suite 112  
Bensalem, Pennsylvania 19020-2028  
Ph: 215.245.2600, Fax: 215.245.2670