

PRIME BUCKS COUNTY INDUSTRIAL FACILITY

22,875 SQUARE FEET ON 3.25 ACRES

Featuring High Ceilings And Oversized Lot



**4060 Blanche Road, Blanche Road Industrial Park
Bensalem, Bucks County, PA**

Financing: 90% financing available to a qualified buyer, 60% could be at a 1.50% interest rate for fifteen (15) years and 30% could be at a 2.52% interest rate for twenty (20) years.

LOT SIZE: Approx. 3.25 acres.

PARKING: Macadam paved parking for approx. ninety (90) automobiles.

DESCRIPTION: Modern one (1) story masonry and steel distribution building.

SIZE OF BUILDING: Approx. 22,875 sq. ft.

AGE OF BUILDING: Constructed in 1990.

CONSTRUCTION: Perimeter steel with decorative split-face block on three (3) sides. Rear wall is painted concrete block.

FLOORS: Assumed but not verified to be 6" reinforced concrete slab.

CEILING HEIGHT: Approx. 25'0" sloping to 23'2" clear under bar joist.

COLUMN SPACING: 30' x 41'

LOADING: Tailgate: Three (3) 8' x 10' electrically operated steel sectional loading dock doors. Two (2) docks feature Kelly dock levelers. There is a covered service height loading platform at the rear of the property accessed by one (1) 8' x 8' electrically operated steel sectional door. **Drive-In:** Two (2) 12' x 14' electrically operated steel sectional doors.

SPRINKLER SERVICE: 100% wet sprinkler system fed via an 8" riser.

SECURITY ALARM: All man doors and overhead doors are secured. Motion sensors are located within the building.

HVAC: Office: Combination rooftop mounted package units which are gas-fired for heating and electric-fired for air-conditioning.

Plant/Warehouse: Natural gas-fired blower units.

INTERIOR LIGHTING: Office: Fluorescent throughout.

Plant/Warehouse: Fluorescent throughout.

EXTERIOR LIGHTING: Pole and wall mounted fixtures illuminating the parking and loading areas.

GAS: 1 1/4" inch line; service provided by PECO Energy.

ELECTRIC: One (1) KVA transformer feeds into five (5) 200 amp 120/208 volt 3 phase 4 wire panels. Service provided by PECO Energy.

TOILET FACILITIES: Office: One (1) men's room containing three (3) water closets, four (4) urinals and four (4) lavatories. One (1) ladies' room containing four (4) water closets and three (3) lavatories. Finishes include 6" x 6" ceramic tile flooring and walls with vinyl painted drywall.

DOMESTIC WATER: 8" main; service provided by Aqua Pennsylvania.

SEWER: 8" main; service provided by Bucks County Water & Sewer Authority.

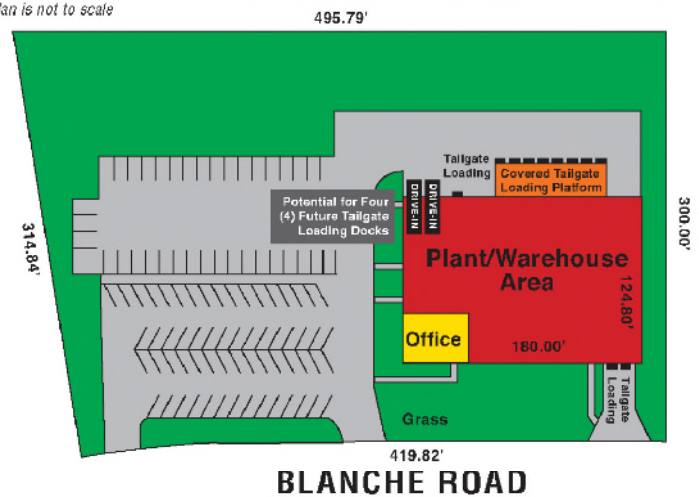
ZONING: L-I Light Industrial

ASSESSMENT: \$153,180 (2012)

REAL ESTATE TAXES: \$25,188.15 (or \$1.10 per sq. ft.)

SITE PLAN

NOTE: Plan is not to scale



BLANCHE ROAD



Roddy

Industrial & Commercial Realtors

(215) 245-2600

realestate@roddyinc.com



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LOCATION

Strategically located northwest of the intersection of Interstate 95 and Street Road (Route 132), the property offers convenient access to the Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike, Route 1 and Route 63 as well as the bridges to New Jersey. The property is just twenty-five (25) minutes from metropolitan Philadelphia, fifteen (15) minutes from Trenton, NJ and ninety (90) minutes from New York.

AIRPORT

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

HOTES

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

PUBLIC TRANSPORTATION

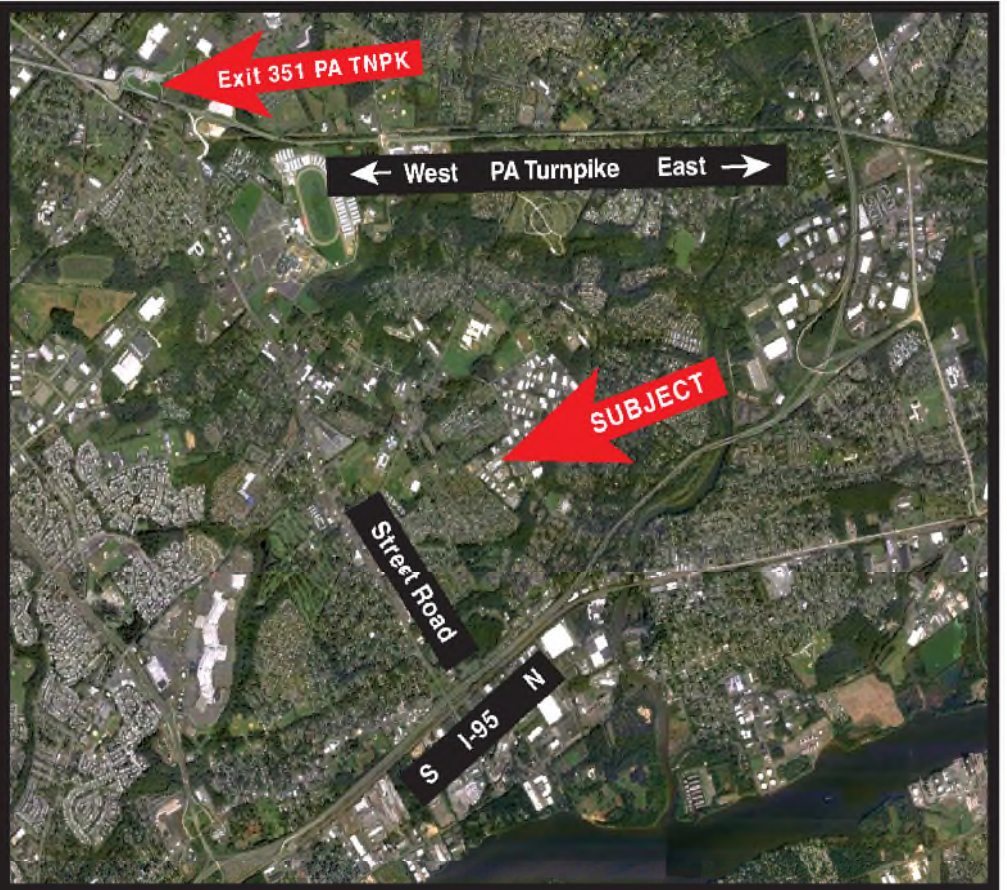
R7 train stops at the Bristol Train Station (Garden St and Beaver St). The 129 bus line stops at Bridgewater Rd & Wolfe Dr, less than two blocks away.

MISCELLANEOUS

Compressed air piping distributed within the plant/warehouse area. The parking and loading area is fenced with an electrically operated gate.

ENTERPRISE ZONE

This property is located in the Bucks County Enterprise Zone which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or retain jobs.



Industrial & Commercial Realtors
Glenview Corporate Center
3220 Tillman Dr. Suite 112
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

