

SALE OR LEASE

PREMIER BUCKS COUNTY FACILITY

84,693 SQUARE FEET ON 3.70 ACRES



**2919 Samuel Drive, Delaware Expressway Industrial Park,
Bensalem, Bucks County, PA 19020**

Financing: 100% financing available to a qualified buyer, 50% could be at a 3.25% interest rate for fifteen (15) years and the balance could be at a 3.40% interest rate for twenty (20) years.

LOT SIZE: Approx. 3.70 acres.

DESCRIPTION: One-story industrial facility.

SIZE OF BUILDING: Approx. 84,693 sq. ft. **Plant/Warehouse:** Approx. 79,730 sq. ft. **Office:** Approx. 4,963 sq. ft.

PARKING: Approx. 15 macadam-paved automobile spaces; expandable.

AGE OF BUILDING: Constructed in 1973.

CONSTRUCTION: **Floors:** 6" concrete floors reinforced with 6"x6"x6/6 welded-wire fabric. **Walls:** Perimeter steel with double "T" pre-cast concrete panel walls with 1" integral insulation. **Columns:** Steel. **Roof:** Carlisle 20-year mechanically-fastened rubber membrane over 1.5" rigid insulation and metal deck; installed June 2003.

CEILING HEIGHT: 22'3" sloping to 21'9"

LOADING: **Tailgates:** Eight (8) 8' x 9' steel sectional doors having hydraulic levelers, dock shelters and dock lights. 40' deep continuous concrete slab-on-grade truck pad. 125' deep cyclone-fenced truck court. **Drive-Ins:** One (1) 16' x 16' electrically-operated, steel roll-up door. Adjacent shipper's office.

CRANES: One (1) 2-ton bridge crane having a span of 42' and a travel distance of 116'.

COLUMN SPACING: 38'6" x 42'10"

HVAC: **Plant/Warehouse:** Heated by suspended natural gas-fired blower units.

Office - First Floor: Split system. **Office - Second Floor:** Rooftop-mounted natural gas-fired combination units.

VENTILATION: **Plant/Warehouse:** Six (6) 3' through-roof exhaust fans, eight (8) gravity ventilators and paddle fans.

INTERIOR LIGHTING: T-5 fluorescent fixtures on sensors.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: Primary service of 13,200 volt 3 phase 3 wire from 1200 KVA transformer plus secondary service of 277/480 volt 3 phase; supplied by PECO.

OFFICES: **First Floor:** 2,693 sq. ft. consisting of one (1) lobby, one (1) conference room, three (3) private offices, one (1) executive office, one (1) kitchen and one (1) common area. Finishes include carpeting, wallpaper, acoustical ceiling tiles and fluorescent lighting. **Second Floor:** 2,270 sq. ft. consisting of one (1) conference room, one (1) private office, one (1) executive office, one (1) lunchroom and one (1) common area. Finishes include carpeting, vinyl clad walls, acoustical ceiling tiles and fluorescent lighting.

TOILETS: **Office - First Floor:** One (1) ladies' facility having one (1) water closet and one (1) lavatory. One (1) men's facility having one (1) water closet and one (1) lavatory. Finishes include ceramic tile floors, painted drywall with a wainscot of ceramic tile and fluorescent lighting. One (1) executive bath having one (1) water closet, one (1) lavatory and one (1) bidet. Finishes include vinyl composition tile floors, painted drywall and fluorescent lighting. **Office - Second Floor:** One (1) ladies' room having one (1) water closet and one (1) lavatory. One (1) men's room having one (1) water closet and one (1) lavatory. One (1) executive bath having one (1) water closet, one (1) lavatory and one (1) stall shower. Finishes include vinyl composition tile floors, painted drywall and fluorescent lighting. **Plant/Warehouse:** One (1) men's room having two (2) water closets, two (2) urinals, two (2) lavatories and one (1) slop sink. Finishes include ceramic tile floors, ceramic tile walls and fluorescent lighting.

SPRINKLER: 100% wet system; serviced by an 8" main feeding four (4) 6" risers, which provide a density of 0.20 over the most remote 2,000 sq. ft.

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

WATER: 1.5" domestic service and 8" fire service; supplied by Aqua Pennsylvania.

GAS: 2" line; service supplied by PECO.

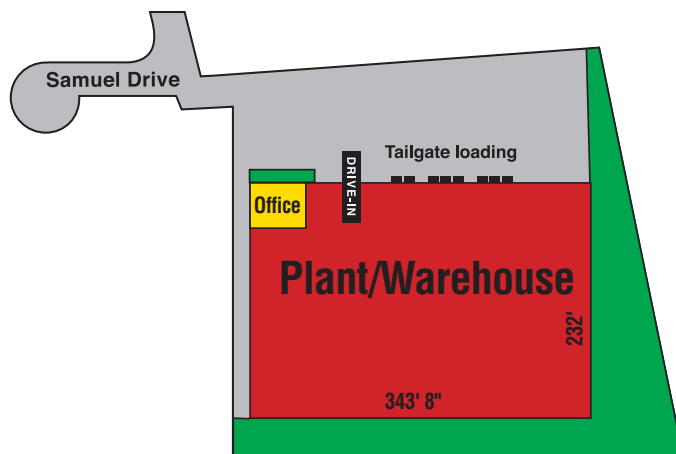
ZONING: R-55, Riverfront Revitalization District, which provides for a wide variety of light industrial uses.

ASSESSMENT: \$365,200 (2016)

REAL ESTATE TAXES: County: \$8,472.64 (2016), Township: \$7,121.40 (2016), School: \$55,437.14 (2016), TOTAL: \$71,031.18 or \$0.84 per sq. ft.

SITE PLAN

NOTE: Plan is not to scale



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LOCATION

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

AIRPORT

Philadelphia International is thirty-five (35) minutes away and Northeast Philadelphia 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

R7 train stops at the Eddington Train Station (Street Rd & I-95), which is within walking distance. The R-304 bus line provides service less than a block away.



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