



**2919 SAMUEL DRIVE**  
**DELAWARE EXPRESSWAY INDUSTRIAL PARK**  
**BENSALEM, BUCKS COUNTY, PA 19020**  
**TAX PARCEL # 02-066-006-006**

<b>LOT SIZE:</b>	3.70 AC
<b>DESCRIPTION:</b>	One-story crane-served industrial facility.
<b>SIZE OF BUILDING:</b>	84,693 sq. ft. <b>Plant/Warehouse:</b> 79,730 sq. ft. <b>Office:</b> 4,963 sq. ft.
<b>PARKING:</b>	Approx. 15 macadam-paved automobile spaces; expandable.
<b>AGE OF BUILDING:</b>	Constructed 1973.
<b>CONSTRUCTION:</b>	<b>Floor:</b> 6" concrete floors reinforced with 6"x6"x6/6 welded-wire fabric. <b>Walls:</b> Perimeter steel with double "T" pre-cast concrete panel walls with 1" integral insulation. <b>Columns:</b> Steel. <b>Roof:</b> Carlisle 20-year mechanically-fastened rubber membrane over 1.5" rigid insulation and metal deck; installed June 2003.
<b>CEILING HEIGHTS:</b>	22'3" sloping to 21'9".
<b>LOADING:</b>	<b>Tailgates:</b> 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. <b>Drive-Ins:</b> One (1) 16' x 16' electrically-operated, steel roll-up door. Adjacent shipper's office.
<b>CRANES:</b>	One (1) 2-ton bridge crane having a span of 42' and a travel distance of 116'.
<b>COLUMN SPACING:</b>	38'6" x 42'10"
<b>SPRINKLER:</b>	100% wet system; serviced by an 8" main feeding four (4) 6" risers, which provide a density of 0.2 over the most remote 2,000 sq. ft.



<b>HVAC:</b>	<b>Plant/Warehouse:</b> Heated by suspended natural gas-fired blower units. <b>Office: First Floor:</b> Split system. <b>Second Floor:</b> One (1) 10-ton roof-mounted combination unit and one (1) 3-ton Courier roof-mounted combination unit.
<b>VENTILATION:</b>	<b>Plant/Warehouse:</b> Six (6) 3' through-roof exhaust fans, eight (8) gravity ventilators and paddle fans.
<b>INTERIOR LIGHTING:</b>	T-5 fluorescent fixtures on sensors.
<b>EXTERIOR LIGHTING:</b>	Wall-mounted fixtures.
<b>ELECTRIC:</b>	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 Energy.
<b>OFFICES:</b>	<b>First Floor:</b> 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. <b>Second Floor:</b> 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.
<b>SEWER:</b>	8" main; serviced by Bucks County Water and Sewer Authority.
<b>WATER:</b>	1.5" domestic service and 8" fire service; supplied by Aqua Pennsylvania.
<b>TOILETS:</b>	<b>Office – First Floor:</b> 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. <b>Office – Second Floor:</b> 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) toilet and one (1) stall shower. Finishes include vinyl composition tile floors, painted drywall and fluorescent lighting. <b>Plant/Warehouse:</b> 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.
<b>GAS:</b>	2" line; service supplied by PECO Energy.
<b>TAXES:</b>	<b>County:</b> \$ 8,473 (2016) <b>Township:</b> 7,121 (2016) <b>School:</b> <u>56,768</u> (2016/2017) <b>TOTAL:</b> \$72,362 – or – \$0.85 per sq. ft.
<b>ASSESSMENT:</b>	\$365,200 (2016)
<b>ZONING:</b>	R-55, Riverfront Revitalization District, which provides for a wide variety of light industrial uses.



- LOCATION:** Strategically located at the Street Rd (Route 132) Interchange of I-95, five (5) minutes from Exit 351 (Bensalem Interchange) of the PA 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 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 one block away.

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Drawing Title	WAREHOUSE FLOOR PLAN

Roddy

Industrial & Commercial Real Estate

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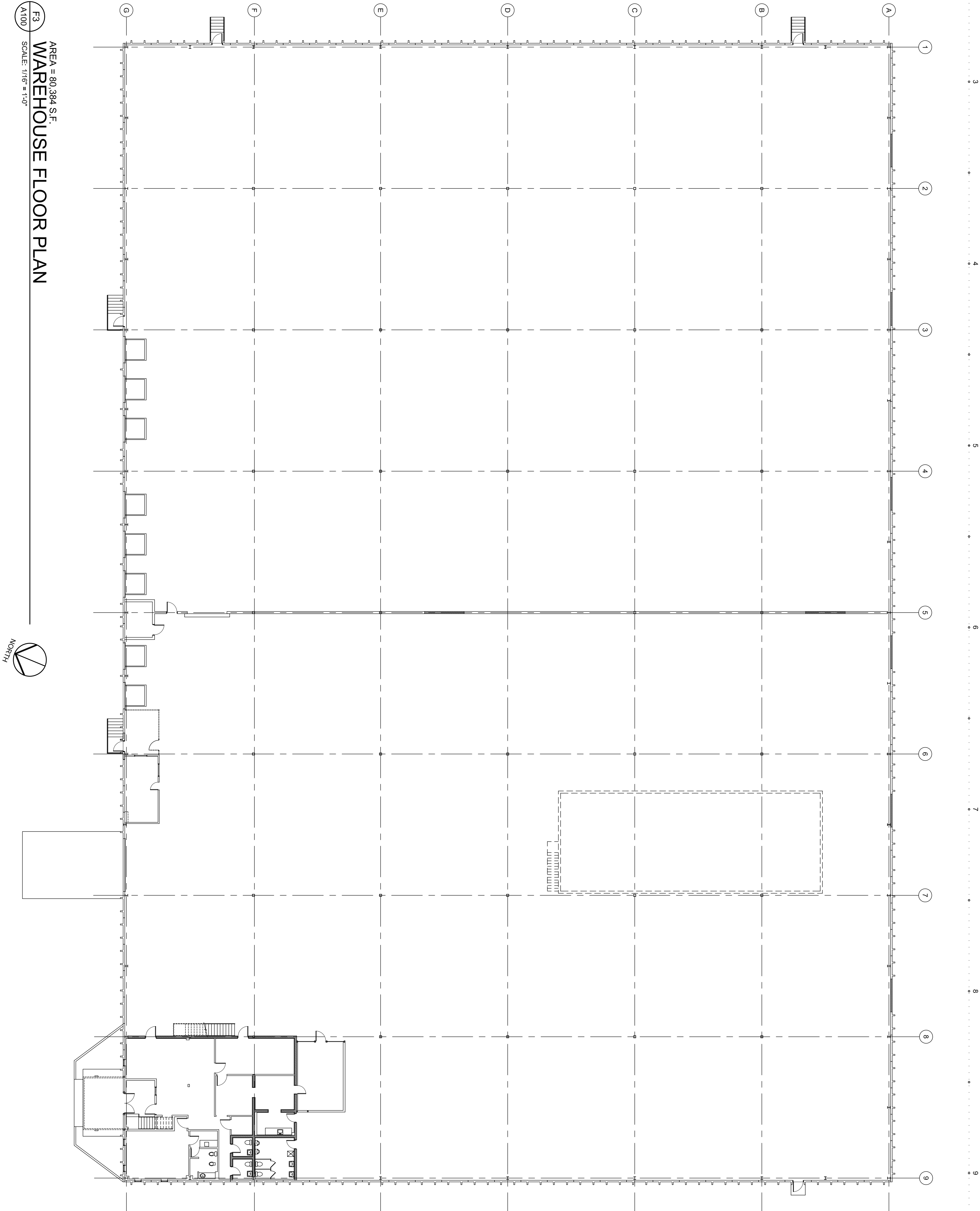
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A100



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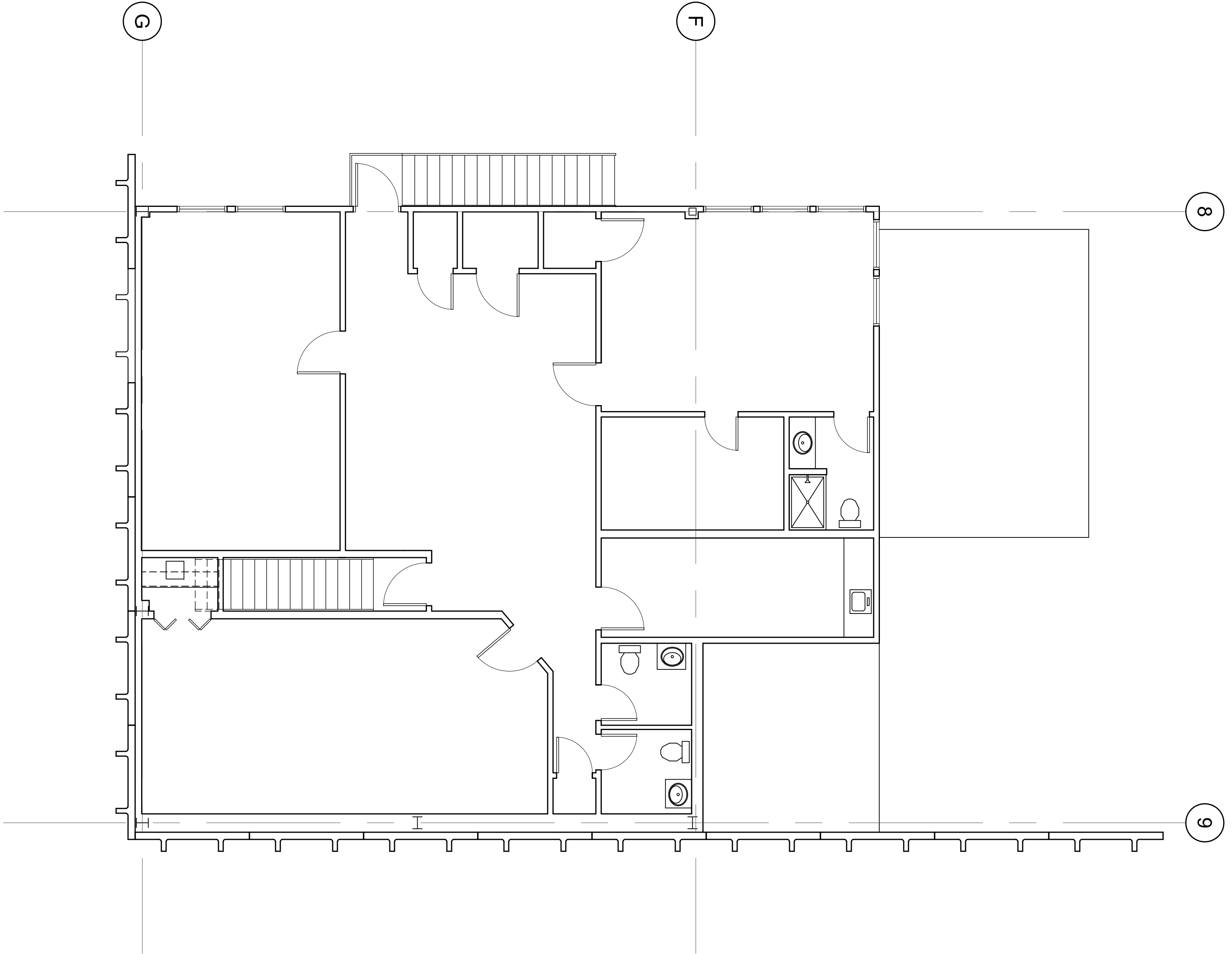
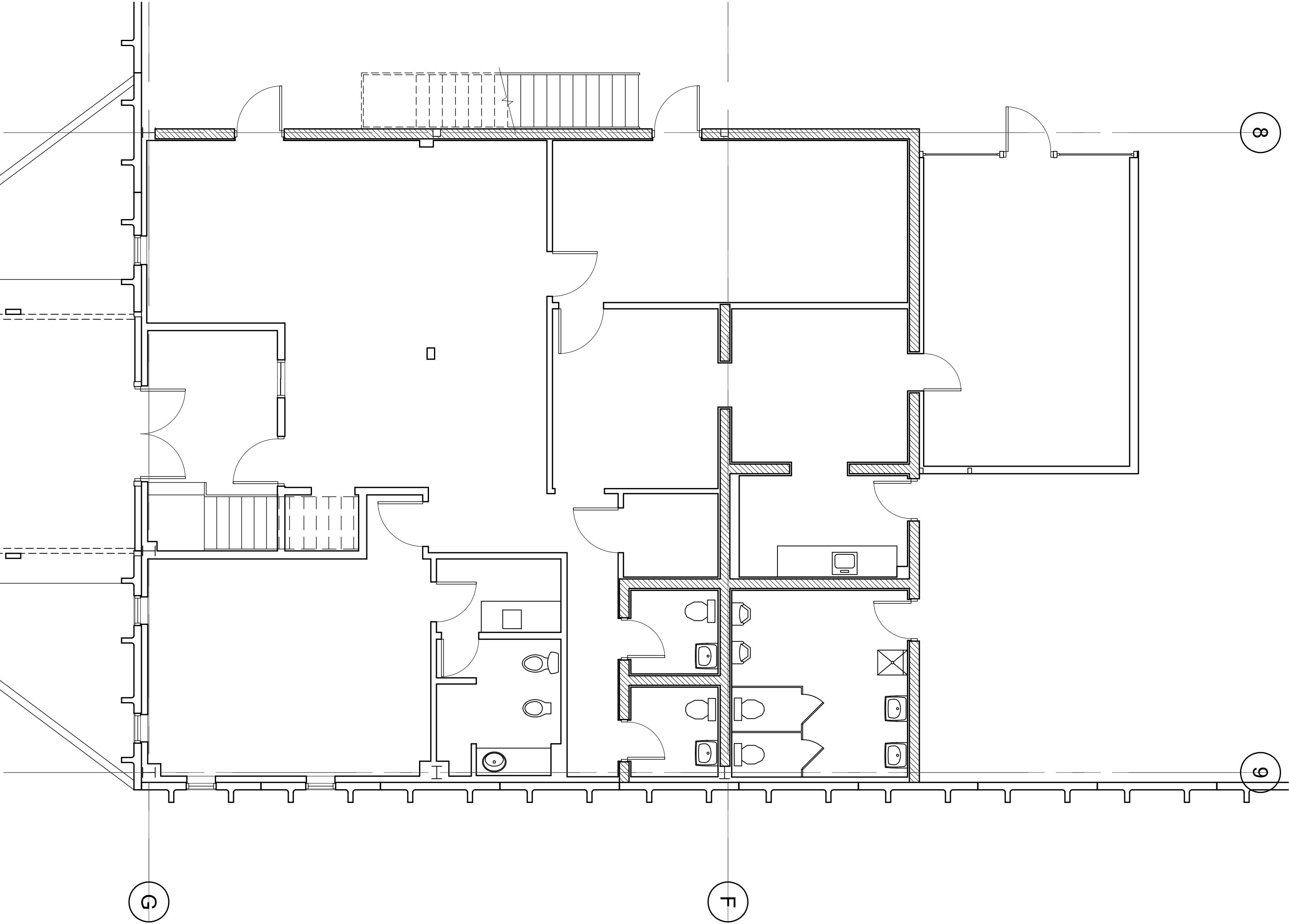
FIRST FLOOR OFFICE PLAN  
SECOND FLOOR OFFICE PLAN

Drawing Title

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Drawing No.

A101







LOT #6

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