



**2467 STATE ROAD**  
**BENSALEM, BUCKS COUNTY, 19020**  
**TAX PARCEL #: 02-065-022-001**

**LOT SIZE:** 1.18 acres

**DESCRIPTION:** One-story, modern, warehouse/manufacturing facility.

**SIZE OF BUILDING:** Approx. 12,000 sq. ft.  
**Showroom:** Approx. 1,364 sq. ft.  
**Plant/Warehouse:** Approx. 10,636 sq. ft.

**PARKING:** Approx. eighteen (18) automobiles.

**AGE OF BUILDING:** Built 1970.

**CONSTRUCTION:** **Walls:** The front of the office structure and industrial building is brick with the sides and rear being painted block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** Modified granulated white rolled roofing system installed in March 2015 and carrying a manufacturer's warranty until March 2027.

**CEILING HEIGHT:** 18'6" sloping to 18'3" to the underside of bar joist.

**LOADING:** **Tailgate:** Two (2) tailgate loading docks with 8' x 9' manually-operated insulated steel sectional doors.  
**Drive-In:** One (1) 12' x 14' electrically-operated steel sectional drive-in door.

**COLUMN SPACING:** 40' x 33'



- SPRINKLER SYSTEM:** 100% wet system.
- HVAC:** **Office:** Rooftop mounted package units.  
**Plant/Warehouse:** Natural gas fired radiant units.
- INTERIOR LIGHTING:** Twin-tube fluorescent fixtures.
- EXTERIOR LIGHTING:** Wall mounted fixtures.
- ELECTRIC:** 120 volt, 3 phase service provided by PECO Energy.
- SHOWROOM:** 1,364 sq. ft. open showroom area. Finishes include 2' x 4' acoustical ceiling tiles and fluorescent lighting.
- TOILET FACILITIES:** **Showroom:** One (1) male facility containing one (1) water closet and one (1) lavatory. One (1) female facility with one (1) water closet and one (1) lavatory. Finishes include mosaic tile flooring and ceramic tile wainscot.  
**Plant/Warehouse:** One (1) plant facility containing one (1) water closet, one (1) urinal, two (2) lavatories and one (1) stall shower.
- WATER:** 6" line connected to a 16" main; service provided by Aqua Pennsylvania.
- SEWER:** Service provided by Bucks County Water & Sewer.
- GAS:** Low pressure service supplied by PECO Energy.
- ZONING:** R55 – Riverfront Revitalization District
- LOCATION:** Strategically located within two (2) miles of the Street Road Interchange of I-95 (Route 132). The property is within twenty (20) minutes of Center City Philadelphia and a five (5) minute drive to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike.
- The property is directly adjacent to Waterside Residential Development. Waterside is a new waterfront townhome community on the banks of the Delaware River. Located ½ mile from Septa/Amtrak regional rail, Waterside offers luxurious townhome floorplans, an 8-acre riverfront park, and a unique lifestyle opportunity.
- AIRPORT:** The Philadelphia International Airport is thirty-five (35) minutes away and the Northeast Philadelphia Airport 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:** The Trenton Line of SEPTA Regional Rail stops at the Cornwells Heights Train Station (Station Avenue) which is within walking distance. SEPTA Bus 133 provides service less than a block away.
- 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.

**MISCELLANEOUS:**

One (1) 544 sq. ft. storage mezzanine (not included in total building square footage).

1,344 sq. ft. of second-story offices above showroom (not currently in use and not included in total building square footage).

Through the wall ventilation fans.