

# SALE

# PRIME FACILITY I-95 CORRIDOR

## 101,747 SQUARE FEET ON 11.18 ACRES



**633 Dunksferry Road, Expressway 95 Industrial Park  
Bensalem, Bucks County, PA**

**Financing: 90% financing available to a qualified buyer, 60% could be at a 2.50% interest rate amortized over fifteen (15) years and 30% could be at a 2.72% interest rate for twenty (20) years.**

**LOT SIZE:** Approx. 11.18 acres.

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

**SIZE OF BUILDING:** 101,747 sq. ft. (Expandable to approx. 121,750 sq. ft.).

**Plant/Warehouse:** Approx. 96,552 sq. ft. **Office:** Approx. 5,195 sq. ft.

**PARKING:** Macadam paved parking for approx. sixty-five (65) vehicles (Expandable).

**AGE OF BUILDING:** Constructed in 1970.

**CONSTRUCTION: Floors:** Assumed but not verified to be 6" reinforced concrete. **Walls:** Painted concrete block with brick facing on the west and south walls and insulated metal sandwich panel. **Columns:** Steel. **Roof:** Four (4) ply built-up asphalt roofing system. **Windows:** Three (3) sides of the building have opening aluminum sash windows 12' above the floor.

**CEILING HEIGHT:** Approx. 73,952 sq. ft. at 26' 0" sloping to 25' 4" clear under bar joist. Approx. 22,600 sq. ft. at 30' 7" sloping to 30' 0" clear under bar joist.

**LOADING: Tailgate:** Nine (9) tailgate loading docks accessed via 12' x 12' electrically operated steel roll-up doors with dock shelters; four (4) have load levelers. One (1) tailgate grade 6'6" x 8'6" steel roll-up door servicing a dumpster. **Drive-In:** One (1) 12' x 16'4" electrically operated steel roll-up drive-in door.

**COLUMN SPACING:** 80' x 30', 60' x 26'8" and 50' x 26'8".

**SPRINKLER SYSTEM:** 100% wet sprinkler system fed via three (3) 8" risers. Two (2) additional risers in place to service in-rack sprinklers. System is monitored by Tyco.

**HVAC: Plant/Warehouse:** Heat is provided by a combination of natural gas-fired forced air units and infrared radiant heaters. Ventilation provided by through-the-wall and through-the-roof ventilation fans. **Office:** The offices are heated and cooled by a roof mounted package unit.

**PLANT LIGHTING:** High efficiency T-5 fluorescent fixtures. Lighting in the high bay section of the building (22,600 SF) is equipped with motion sensors.

**OFFICE LIGHTING:** Fluorescent fixtures.

**ELECTRIC:** Primary service of 13,200 volts reduced to 480/277 3 phase by two (2) 2,500 KVA transformers; service supplied by PECO Energy

**OFFICE AREA:** Approx. 5,195 sq. ft. of air-conditioned offices on the second floor featuring a large open bull pen area, nine (9) private offices and one (1) conference room. Finishes include carpeted floors, painted drywall and 2' x 4' acoustical ceilings tiles with a clearance of 9'8".

**TOILET FACILITIES: Plant/Warehouse: Men:** One (1) men's room containing three (3) water closets, three (3) lavatories and two (2) urinals. Finishes include ceramic tile flooring, ceramic tile wainscot, 2' x 4' acoustical ceiling tiles and painted drywall. **Ladies:** One (1) ladies room containing three (3) water closets and three (3) lavatories. Finishes include ceramic tile flooring, ceramic tile wainscot, 2' x 4' acoustical ceiling tiles and painted drywall. **Office: Men:** One (1) men's room containing one (1) urinal, one (1) water closet and one (1) lavatory. **Ladies:** One (1) ladies room containing one (1) water closet and one (1) lavatory. **Unisex:** One (1) handicap accessible unisex restroom containing one (1) water closet and one (1) lavatory. Restroom finishes include vinyl composition tile floor and painted drywall.

**WATER:** 1-1/2" line connected to a 10" main; service provided by Aqua Pennsylvania.

**SEWER:** 6" line connected to an 8" main. Service supplied by Bucks County Sewer Authority.

**GAS:** 2" line and a 4" line to the building; service supplied by PECO Energy.

**COMPRESSED AIR:** Distributed throughout a large section of the Plant/Warehouse Area.

**ALARM:** Entire facility protected by a security alarm. Coverage is provided on all exterior doors, windows and tailgate doors. Security monitoring is provided by Tyco.

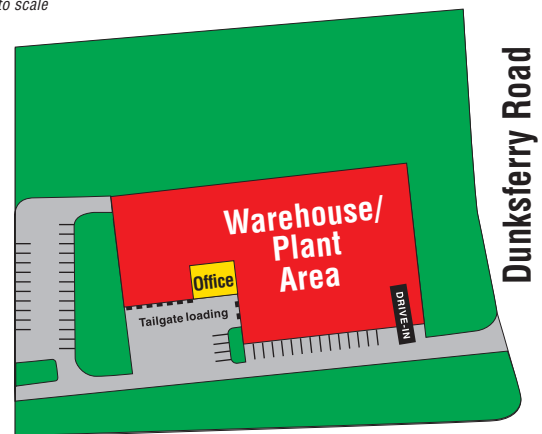
**ASSESSMENT:** \$443,000

**TAXES:** County: \$10,277.60 (2014), Township: \$8,638.50 (2014), School: \$65,993.27 (2014), TOTAL: \$84,909.37 or \$0.83 psf

**ZONING:** G-I General Industrial

## SITE PLAN

NOTE: Plan is not to scale



Marshall Lane

Dunksferry Road

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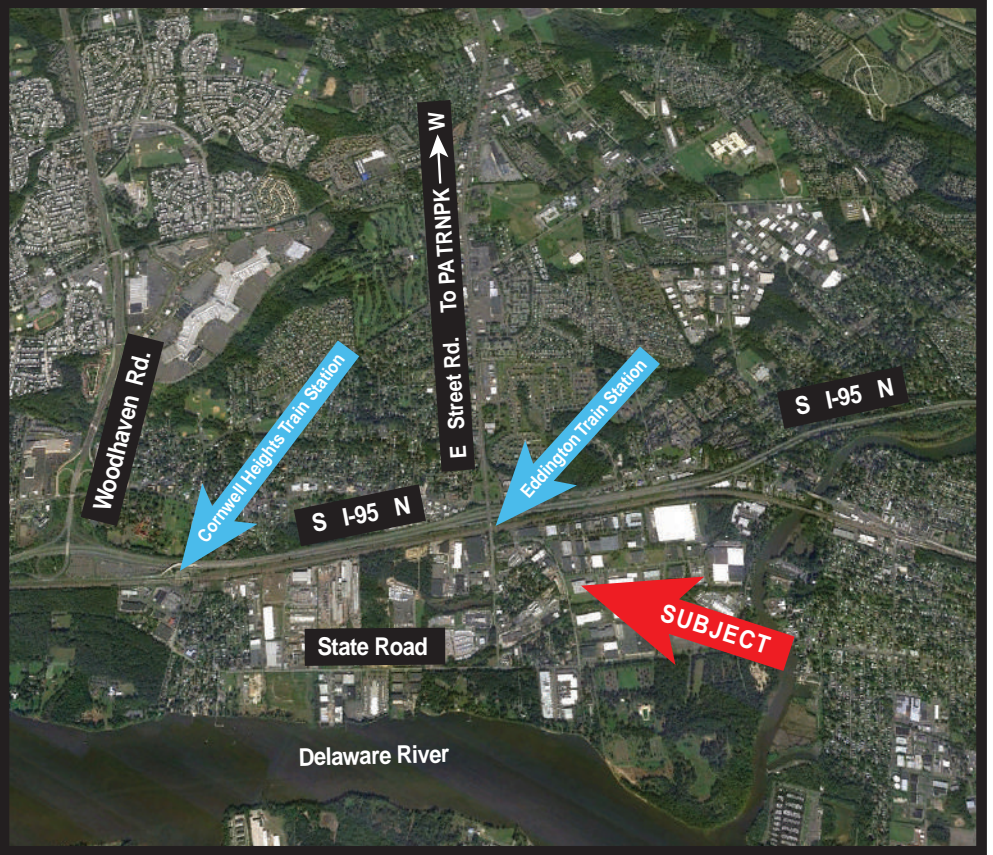
**LOCATION:** Strategically located at the Street Road/Route 132 Interchange of I-95, the property is within twenty (20) minutes of Center City Philadelphia and five (5) minutes of Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike.

**AIRPORT:** Philadelphia International Airport (PHL) is thirty-five (35) minutes away and the Northeast Philadelphia Airport (PNE) 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 Road & I-95) which is within walking distance. The SEPTA 133 bus line 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.



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