

777 & 445 Winks Lane, Expressway 95 Industrial Park, Bensalem, Bucks County, PA 19020



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**SALE OR LEASE**

# PRIME SUBURBAN PHILADELPHIA FACILITIES EXTRAORDINARY FLEET SERVICE AMENITIES



777 Winks Lane, Expressway 95 Industrial Park, Bensalem, Bucks County, PA 19020

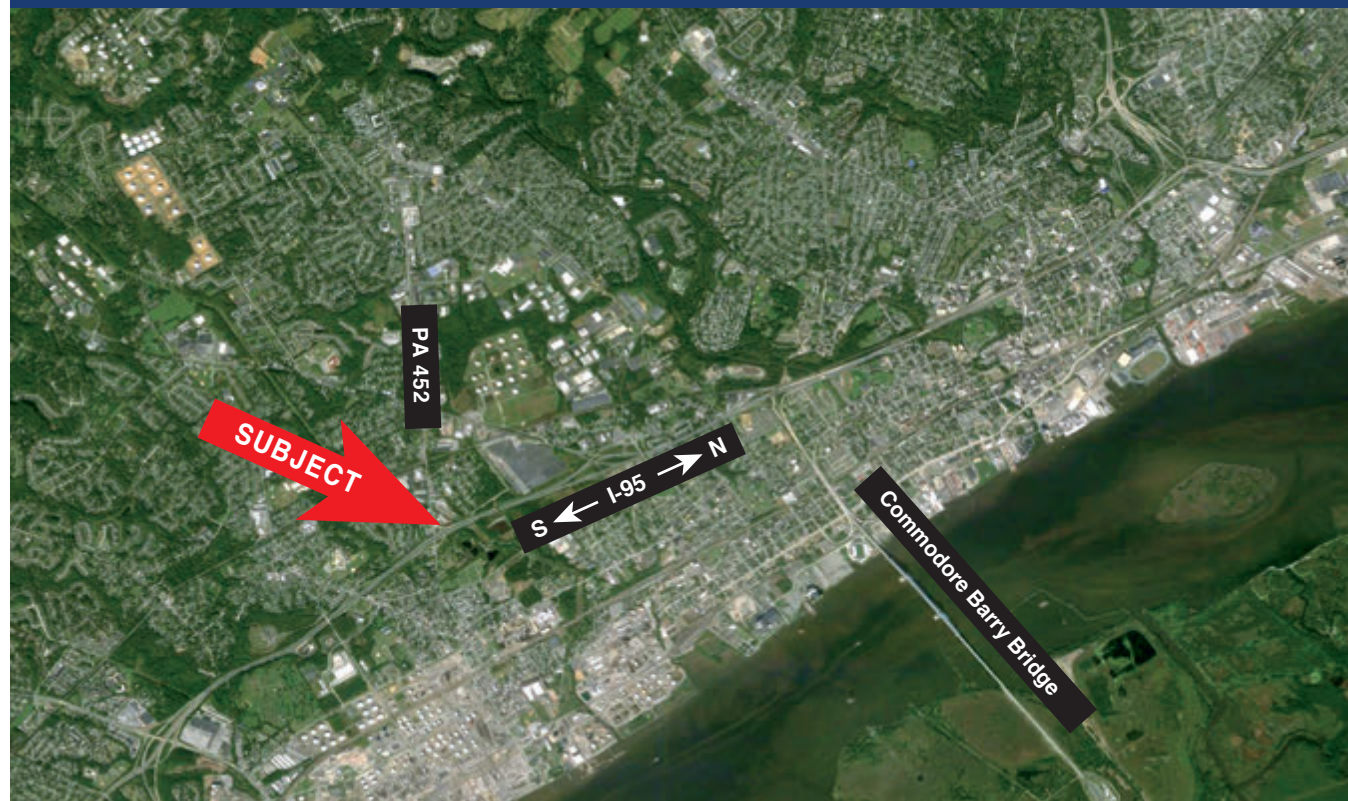


445 Winks Lane, Expressway 95 Industrial Park, Bensalem, Bucks County, PA 19020



2407 Market Street, Marcus Hook, Delaware County, PA 19014

2407 Market Street, Marcus Hook, Delaware County, PA 19014



**777 WINKS LANE**

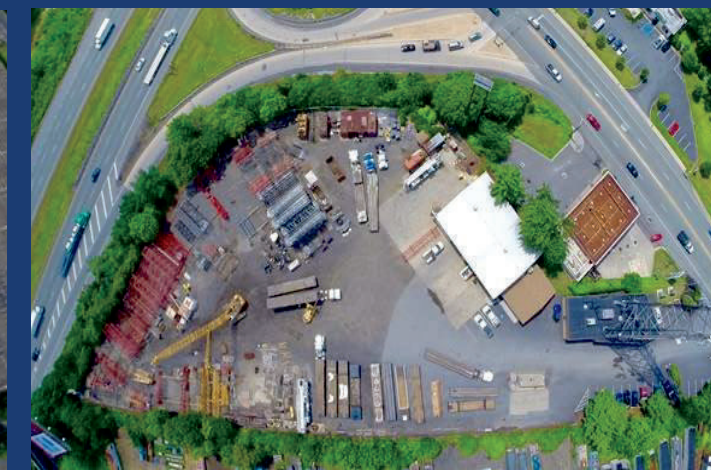
Expressway 95 Industrial Park  
Bensalem, Bucks County, PA 19020

**445 WINKS LANE**



**2407 MARKET STREET**

Marcus Hook  
Delaware County, PA 19014



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SALE OR LEASE

# EXTRAORDINARY PRIME SUBURBAN PHILADELPHIA FLEET SERVICE CENTERS

SALE OR LEASE

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777 Winks Lane, Expressway 95 Industrial Park, Bensalem, Bucks County, PA 19020

100% financing available to a qualified buyer, 50% could be at a 2.25% interest rate amortized over fifteen (15) years and the balance could be at a 3.42% interest rate for twenty (20) years.

**LOT SIZE:** 3.7 acres  
**DESCRIPTION:** One-story, modern, fleet service facility.  
**SIZE OF BUILDING:** Approx. 15,975 sq. ft.; Expandable. **Office:** Approx. 6,280 sq. ft. **Shop:** Approx. 8,680 sq. ft. **Mezzanine:** Approx. 1,015 sq. ft.  
**PARKING:** Site is mostly paved (macadam, concrete and gravel).  
**AGE OF BUILDING:** Built 1980.  
**CONSTRUCTION:** **Walls:** Split face block with insulated steel panel above. **Floors:** 12" double reinforced concrete. **Roof:** Office & Paint Bay: EPDM with warranty. **Shop:** Standing seam metal.  
**CRANES:** One (1) twenty (20) ton capacity bridge crane having a span of approx. 60' and approx. 22'0" clear under hook.  
**CEILING HEIGHT:** 29'3" sloping to 28'5" to underside of steel purlins.  
**LOADING:** **Drive-In:** Six (6) 16' x 16' insulated electrically-operated steel sectional doors having vision panels and compressed air hose reels.  
**COLUMN SPACING:** Clear span (60').  
**HVAC:** **Office:** Natural gas-fired rooftop package unit. **Shop:** Infrared natural gas heaters and exhaust fans.  
**INTERIOR LIGHTING:** 1000 watt metal halide high bay fixtures.  
**EXTERIOR LIGHTING:** Wall-mounted and pole-mounted fixtures.  
**ELECTRIC:** 600 amp, 120/240 volt, 3 phase, 3 wire; service provided by PECO Energy.  
**GENERATOR:** Automatic standby 150KW Cummins/Onan natural-gas backup generator with 600 amp automatic transfer switch, which supplies power to the entire facility.  
**OFFICES:** 6,280 sq. ft. **First Floor:** Four (4) private offices, two (2) open bullpens, reception area, kitchen and air-conditioned parts room. **Second Floor:** One (1) executive office, eight (8) private offices, an open bullpen, conference room and break room. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, a combination of painted drywall and vinyl-covered drywall and a combination of vinyl composition tile and carpet.  
**WATER:** Service provided by Aqua PA.

**SEWER:** 8" main; service provided by Bucks County Water & Sewer Authority.  
**GAS:** 1" service to the building and 3" service to the backup generator; supplied by PECO Energy.  
**ASSESSMENT:** \$248,480 (2016)  
**TAXES:** County: \$3,747 (2016), Township: \$3,149 (2016), School: \$25,106 (2016/2017), TOTAL: \$32,002 (2016)  
**ZONING:** G-I, General Industrial District  
**LOCATION:** Strategically located at the Street Road Interchange of I-95 (Route 132), the property is five (5) minutes from Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike and provides convenient access to US Route 1 and the bridges to New Jersey. The property is within twenty (20) minutes of Center City Philadelphia.  
**PUBLIC TRANSPORTATION:** SEPTA R7 train stops at Eddington Train Station (Street Road & I-95) and SEPTA Bus R-304 provides service less than a block away.  
**ENTERPRISE ZONE:** The Bucks County Enterprise Zone Program offers assistance to the local business community by providing technical, financial and infrastructure assistance to companies looking to locate/remain in the area and create/retain jobs. Within the zone, revolving loan funds are established, which are supported by competitive grants-to-loans of up to \$500,000 per project.  
**FLEET SERVICE AMENITIES:**  

- Automatic standby 150KW Cummins/Onan natural-gas backup generator with 600 amp automatic transfer switch, which supplies power to the entire facility.
- Large, stoned and fenced rear yard with gated entrance.
- 3-phase welding equipment outlets throughout.
- 30 horsepower air compressor system with distribution throughout.
- Paint bay (approx. 20' x 60') with explosion-proof lighting, heat, filtered exhaust fans and drive-in door.
- Outside equipment washing area with 2-stage underground grease-trap concrete tank.

## SITE PLAN



## SITE PLAN

**LOT SIZE:** 4.52 acres  
**DESCRIPTION:** One-story, modern, fleet service facility.  
**SIZE OF BUILDING:** Approx. 9,192 sq. ft.; expandable. **Office:** Approx. 4,397 sq. ft. **Shop:** Approx. 4,795 sq. ft.  
**PARKING:** Site is mostly paved (macadam, concrete and gravel).  
**AGE OF BUILDING:** Built 1979.  
**CONSTRUCTION:** **Walls:** Insulated pre-engineered steel panel. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Pre-engineered steel.  
**CEILING HEIGHT:** 20'2" sloping to 17'9" to underside of steel purlin.  
**LOADING:** **Drive-In:** Six (6) 12' x 16' insulated electrically-operated steel sectional doors providing drive-thru service. All doors feature vision panels, interior floor drains and compressed air lines.  
**COLUMN SPACING:** Clear span (70').  
**HVAC:** **Office:** Heated and cooled by electric-fired heat pumps. **Shop:** Ceiling-mounted waste oil-fired units and ceiling fans.  
**INTERIOR LIGHTING:** Metal halide high bay fixtures.  
**EXTERIOR LIGHTING:** Wall-mounted and pole-mounted fixtures.  
**ELECTRIC:** 400 amp, 120/240 volt, 3 phase; service provided by PECO Energy.  
**OFFICES/PARTS:** 4,397 sq. ft. **First Floor:** Two (2) private offices, an open bullpen, kitchen, parts room and parts office. **Second Floor:** Two (2) private offices, an open bullpen/classroom and kitchen. Finishes include 2' x 2' acoustical ceiling tiles, fluorescent lighting, vinyl-covered drywall and carpet.  
**WATER:** Service provided by Aqua PA.  
**SEWER:** 8" main; service provided by Bucks County Water & Sewer Authority.  
**ASSESSMENT:** \$173,720 (2016)  
**TAXES:** County: \$4,030 (2016), Township: \$3,388 (2016), School: \$27,003 (2016/2017), TOTAL: \$34,421 (2016)

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100% financing available to a qualified buyer, 50% could be at a 2.25% interest rate amortized over fifteen (15) years and the balance could be at a 3.42% interest rate for twenty (20) years.

2407 Market Street, Marcus Hook, Delaware County, PA 19014

100% financing available to a qualified buyer, 50% could be at a 2.25% interest rate amortized over fifteen (15) years and the balance could be at a 3.42% interest rate for twenty (20) years.

**LOT SIZE:** 3.02 acres  
**DESCRIPTION:** One-story, modern, fleet service facility.  
**SIZE OF BUILDING:** Approx. 6,300 sq. ft. **Office:** Approx. 1,200 sq. ft. **Shop:** Approx. 5,100 sq. ft.  
**PARKING:** Site is mostly paved (macadam, concrete and gravel).  
**FLOORS:** 12" double reinforced concrete to support load bearing cranes up on out-rigging systems.  
**CEILING HEIGHT:** 27'0" sloping to 17'0" to underside of purlins.  
**LOADING:** **Drive-In:** Five (5) insulated electrically-operated steel sectional doors – four (4) measuring 16' x 16' and one (1) measuring 20' x 16'.  
**COLUMN SPACING:** Clear span.  
**HVAC:** **Office:** Natural gas-fired package units. **Plant/Warehouse:** Infrared natural gas-fired heaters.  
**INTERIOR LIGHTING:** Metal halide high bay fixtures.  
**EXTERIOR LIGHTING:** Pole-mounted fixtures.  
**ELECTRIC:** 400 amp, 120/240 volt, 3 phase; service provided by PECO Energy.  
**OFFICES:** 1,200 sq. ft.  
**ASSESSMENT:** \$796,300 (2016)  
**TAXES:** County: \$4,462 (2016), Township: \$4,061 (2016), School: \$31,423 (2016/2017), TOTAL: \$39,947 (2016)  
**ZONING:** C-1  
**LOCATION:** Strategically located at the Market Street Interchange of I-95 (PA 452), the property is within twenty (20) minutes of Center City Philadelphia and within ten (10) minutes of Wilmington, Delaware.  
**AIRPORT:** Philadelphia International (PHL) is twenty (20) minutes away and Wilmington New Castle (ILG) is twenty (20) minutes away.  
**PUBLIC TRANSPORTATION:** SEPTA Wilmington/Newark Rail Line stops at Marcus Hook Station and SEPTA Bus 119 provides service to the intersection of PA 452/Market Street & Chestnut Street, a short walk to the property.  
**FLEET SERVICE AMENITIES:**  

- Compressed air distributed throughout.
- 3-phase welding equipment outlets throughout.
- Outside equipment washing area with two-stage underground grease-trap concrete tank.
- Fueling area serviced by an above-ground Convalt double-wall concrete/steel tank. Two compartment diesel storage tank (5,000 on-road / 3,000 off-road).
- 10' x 32' double-face billboard located at the main entrance.
- Yard is cyclone fenced with gated entrance.

## SITE PLAN

