



**445 WINKS LANE  
EXPRESSWAY 95 INDUSTRIAL PARK  
BENSALEM, BUCKS COUNTY, PA 19020  
TAX PARCEL #: 02-079-009**

<b>LOT SIZE:</b>	4.52 acres
<b>DESCRIPTION:</b>	One-story, modern, fleet service facility.
<b>SIZE OF BUILDING:</b>	Approx. 9,192 sq. ft.; expandable. <b><u>Office/Parts:</u></b> Approx. 4,397 sq. ft. <b><u>Shop:</u></b> Approx. 4,795 sq. ft.
<b>PARKING:</b>	Site is mostly paved (macadam, concrete and gravel).
<b>AGE OF BUILDING:</b>	Built 1979.
<b>CONSTRUCTION:</b>	<b><u>Walls:</u></b> Insulated pre-engineered steel panel. <b><u>Floors:</u></b> Assumed but not verified to be 6" reinforced concrete. <b><u>Roof:</u></b> Pre-engineered steel.
<b>CEILING HEIGHT:</b>	20'2" sloping to 17'9" to underside of steel purlin.
<b>LOADING:</b>	<b><u>Drive-In:</u></b> 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.
<b>COLUMN SPACING:</b>	Clear span (70').
<b>HVAC:</b>	<b><u>Office:</u></b> Heated and cooled by electric-fired heat pumps. <b><u>Shop:</u></b> Ceiling-mounted waste oil-fired units and ceiling fans.
<b>INTERIOR LIGHTING:</b>	Metal halide high bay fixtures.
<b>EXTERIOR LIGHTING:</b>	Wall-mounted and pole-mounted fixtures.
<b>ELECTRIC:</b>	400 amp, 120/240 volt, 3 phase; service provided by PECO Energy.
<b>OFFICES/PARTS:</b>	4,397 sq. ft. <b>First Floor:</b> Two (2) private offices, an open bullpen, kitchen, parts room and parts office. <b>Second Floor:</b> 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.



- TOILET FACILITIES:** **Office:** Two (2) unisex facilities each having one (1) water closet, one (1) urinal and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tile, fluorescent lighting, painted block walls and sheet vinyl flooring. One (1) powder room having one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tile and fluorescent lighting.
- Plant/Warehouse:** One (1) men's room with one (1) water closet, one (1) urinal, one half Bradley washbasin and one (1) slop sink. Adjacent locker room. Finishes include 2' x 2' acoustical ceiling tile, fluorescent lighting and painted block walls.
- 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:   | <u>\$ 27,003 (2016/2017)</u> |
| TOTAL:    | \$ 34,421 (2016)             |
- ZONING:** G-I, General Industrial District
- LOCATION:** Strategically located at the Street Road Interchange of I-95 (Route 132), the property is within five (5) minutes of 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.
- AIRPORT:** Philadelphia International (PHL) is thirty-five (35) minutes away. Northeast Philadelphia (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:** SEPTA R7 train stops at Eddington Train Station (Street Rd & I-95). 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:**
- ▶ Attached under-roof fueling center—approx. 49' x 70'. Serviced by a 20,000 gallon double-wall underground fiberglass diesel fuel tank with automatic Veeder-Root tank monitor. Floor is a combination of macadam paving and concrete surface. Ceiling height of 20'2" sloping to 17'9" to underside of steel purlin.
  - ▶ Attached under-roof outside storage—approx. 18' x 70'.
  - ▶ Ceiling-mounted exhaust reels in shop to ventilate running engine exhaust to the outside.
  - ▶ Compressed air distributed throughout.
  - ▶ 50' lighted service pit for undercarriage service to equipment.
  - ▶ Interior equipment washing bay with two-stage underground grease-trap concrete tank and center floor drain.
  - ▶ Overhead lube tank center with wall dispensers and fluid service hose reels.
  - ▶ Yard is cyclone-fenced with gated entrance and features twenty-two (22) power stations to heat engines.
  - ▶ One paint bay (20' x 70').

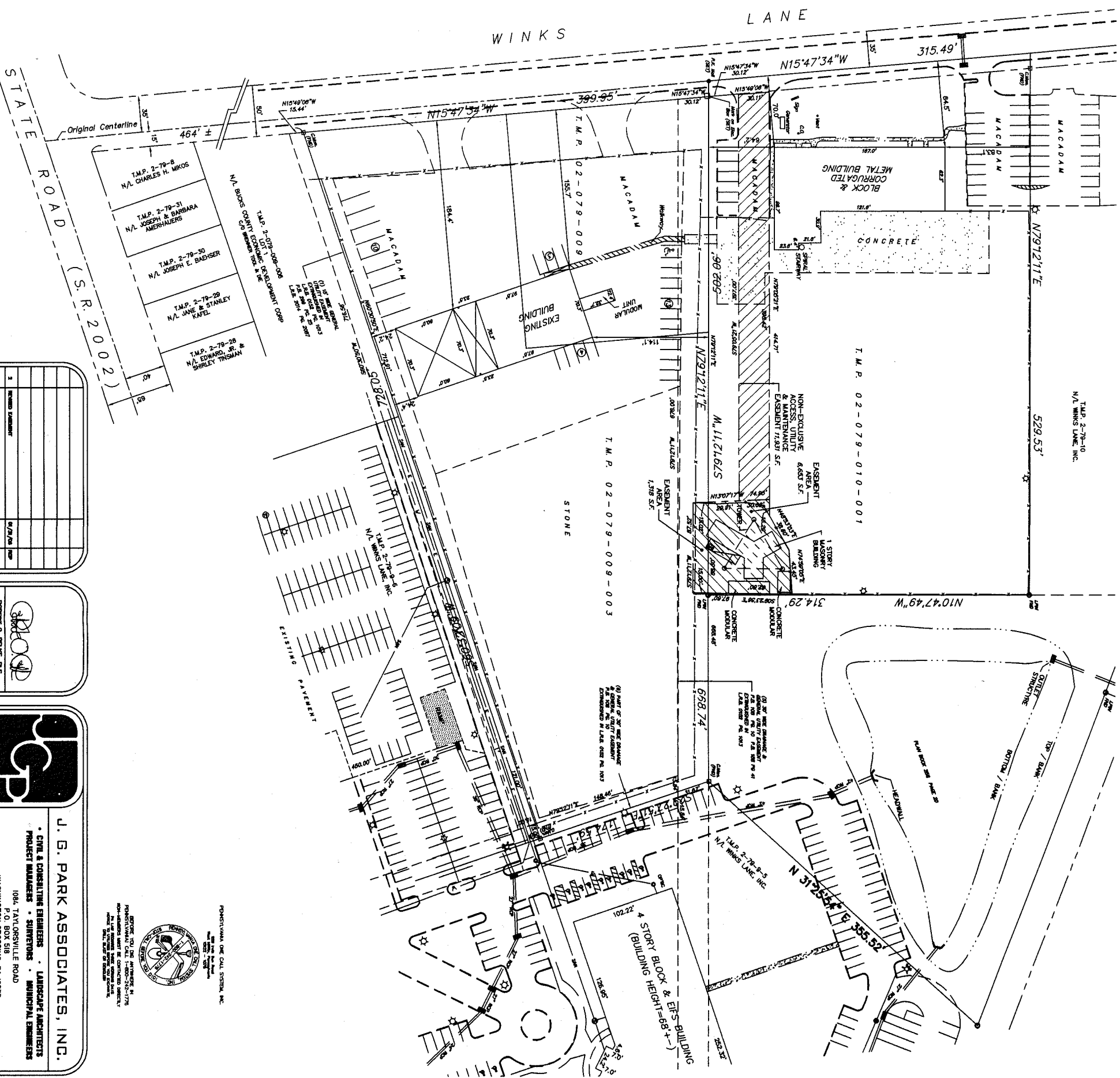








WINKS LANE



LEGEND

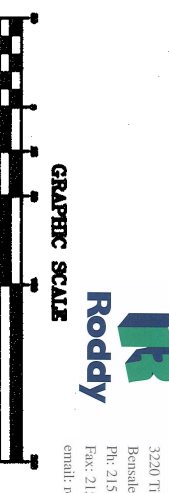
- EXISTING CONCRETE CURB
- EXISTING GAS LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING OVERHEAD WIRING
- EXISTING LIGHT POLE
- EXISTING PARKING COUNT
- EXISTING CONCRETE MONUMENT
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING STORM PIPE WITH INLET
- EXISTING SANITARY SEWER

PLAN NOTATION:  
ALL DIMENSIONS ARE IN FEET AND INCHES.  
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.  
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NO.	REVISION	DATE	BY
1	REVISION	06/29/06	RP
2	REVISION	06/29/06	RP
3	REVISION	06/29/06	RP
4	REVISION	06/29/06	RP
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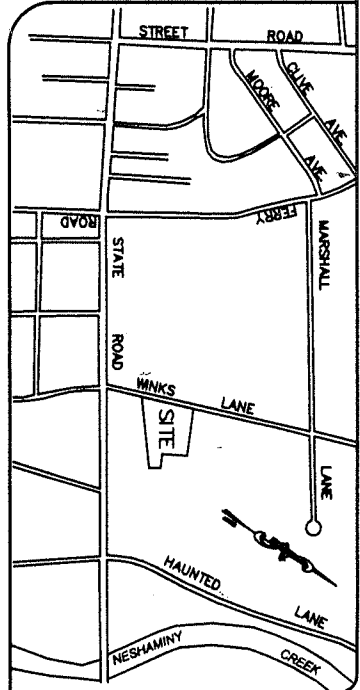
J.G. PARK ASSOCIATES, INC.  
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TAX MAP PARCELS 02-079-008, 02-079-009-001 & 02-079-010-001  
PREPARED FOR  
AMQUIP CORPORATION  
BOSKALD TOWNSHIP, BOONSH COUNTY, PENNSYLVANIA

DATE	BY
11/25/01	RP
11/25/01	RP
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- NOTES:
1. BOONSH COUNTY TAX MAP PARCELS 02-079-008, 02-079-009-001 & 02-079-010-001 CONTAINING 12.87 ACRES OF LAND MORE OR LESS.
  2. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
A. AS-BUILT PLAN OF TAX MAP PARCELS 02-079-008, 02-079-009-001 & 02-079-010-001, PREPARED AND SUBMITTED TO BOONSH COUNTY, PA, DATED NOVEMBER 22, 1998, JOB NUMBER 3818-1.  
B. ADDITIONS AND ALTERATIONS TO EXISTING FACILITY AT ROLLINS LEASING CORP., BY LAWRENCE E. PAUL, INC., CONSULTING ENGINEERS, CORAL GABLES, FLORIDA, FILE NUMBER 3822, DATED JUNE 6, 1998.  
C. SITE PLAN, ROLLINS LEASING CORP., BY INTERNATIONAL LANDSCAPE CONSULTANTS, DATED JULY 6, 1978, LAST REVISED MAY 17, 1979, DRAWING NUMBER 100-11.
  3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS AND DOCUMENTS (UNRECORDED AND UNRECORDED).
  4. THE SITE IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAPS FOR BOONSH COUNTY, PENNSYLVANIA, MAP NUMBER 5705550001, EFFECTIVE DATE MAY 14, 1994.
  5. UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION AND DEPTHS OF THE UTILITIES. THE INFORMATION CAN NOT BE GUARANTEED, ANYONE UTILIZING THIS INFORMATION SHOULD CONSULT WITH PENNSYLVANIA ACT 38.



LOCATION MAP  
SCALE: 1"=800'

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