



**500 STATE ROAD
BENSALEM, BUCKS COUNTY, PA 19020**

TAX PARCEL #: 02-023-080

- LOT SIZE:** 4.15 acres
- DESCRIPTION:** One-story, masonry and steel frame modern, warehouse/manufacturing facility.
- SIZE OF BUILDING:** Approx. 84,953 sq. ft. (*Currently Demised Into 3 Units*)
- Unit A:** Approx. 24,233 sq. ft.
 - Plant/Warehouse: Approx. 18,967 sq. ft.
 - Offices: Approx. 5,266 sq. ft.
 - Unit B:** Approx. 18,710 sq. ft.
 - Plant/Warehouse: Approx. 18,710 sq. ft.
 - Offices: Build-to-Suit
 - Unit C:** Approx. 42,010 sq. ft.
 - Plant/Warehouse: Approx. 38,670 sq. ft.
 - Offices: Approx. 3,340 sq. ft.
- PARKING:** Approx. sixty-two (62) automobiles; expandable.
- AGE OF BUILDING:** Built 1974.
- CONSTRUCTION:** **Frame:** Perimeter steel.

Walls: ***Front Elevation:*** Combination of brick over block and insulated steel sandwich panel. ***Offices:*** Brick. ***Side & Rear Elevations:*** Painted concrete block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: Steel deck on top of which is insulation. ***Unit A:*** CertainTeed Roofing Membrane System warranted through August 14, 2018. ***Units B & C:*** Carlisle 45-Mil TPO RhinoBond Roofing System warranted through December 1, 2028. ***Unit C – Offices:*** Carlisle 60-Mil TPO RhinoBond Roofing System warranted through December 1, 2035.



- CEILING HEIGHT:** 24'9" sloping to 24'0" to underside of bar joist.
- LOADING:** **Tailgate:** Twelve (12) docks. **Unit A:** Five (5) insulated steel sectional doors—three (3) measuring 8' x 8' and two (2) measuring 8' x 10'—all having mechanical levelers, dock seals, dock lights and canopy. **Unit B:** Two (2) interior docks accessed via one (1) 23'8" x 14' electronically-operated steel roll-up door having mechanical levelers. **Unit C:** Five (5) insulated steel sectional doors—four (4) measuring 8' x 8' and one (1) measuring 8' x 9'—having mechanical levelers, dock seals, dock bumpers, dock lights and dock gates.
- Drive-In:** Five (5) doors. **Unit A:** One (1) 20' x 14' electrically-operated steel roll-up door. **Unit B:** One (1) 10' x 10' insulated steel sectional door. **Unit C:** Three (3) doors—one (1) 10' x 14' steel roll-up door and two (2) 10' x 10' steel sectional doors.
- COLUMN SPACING:** 42' x 30'.
- SPRINKLER:** Wet system.
- HVAC:** **Plant/Warehouse:** Self-contained natural gas-fired blower units throughout. Separately metered for each unit.
- Office:** Natural gas-fired rooftop package systems. Separately metered for each unit.
- INTERIOR LIGHTING:** Fluorescent fixtures and skylights throughout.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- ELECTRIC:** **Unit A:** 400 amp, 120/208 volt, 3 phase, 4 wire & 1600 amp, 277/480 volt, 3 phase, 4 wire; service provided by PECO Energy.
- Unit B:** 200 amp, 120/208 volt, 3 phase, 4 wire; service provided by PECO Energy.
- Unit C:** 1200 amp, 120/208 volt, 3 phase, 4 wire service with an in-house 500 KVA transformer that steps it up to 480 volt, 3 phase, 3 wire; service provided by PECO Energy.
- OFFICE AREA:** **Unit A:** Approx. 5,266 sq. ft. of two-story office space. **First Floor:** Approx. 2,633 sq. ft. divided into two (2) private offices and two (2) general office areas. **Second Floor:** Approx. 2,633 sq. ft. divided into two (2) private offices, three (3) general office areas and one (1) break room having wall cabinets, base cabinets and sink. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, painted drywall and carpet.
- Unit B:** Build-to-suit.
- Unit C:** Approx. 3,340 sq. ft. divided into nine (9) private offices, two (2) general office areas and one (1) data room. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and carpet.
- TOILET FACILITIES:** **Unit A: Plant/Warehouse:** One (1) men's room with one (1) water closet, one (1) urinal, one (1) lavatory, one (1) shower, stainless steel kitchen sink and slop sink. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, ceramic tile flooring and painted drywall. **Office – First Floor:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. **Office – Second Floor:** One (1) men's room with two (2) water closets, one (1) urinal and two (2) lavatories. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, ceramic tile flooring, wainscot of ceramic tile and painted drywall.
- Unit B:** Build-to-suit.



TOILET FACILITIES: *(cont'd)* **Unit C: Office:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies' room with two (2) water closets and two (2) lavatories. Finishes include painted ceilings, fluorescent lighting, ceramic tile flooring, wainscot of ceramic tile and painted drywall.

WATER: Service provided by Aqua Pennsylvania.

SEWER: Service provided by Bucks County Water & Sewer.

GAS: Service supplied by PECO Energy.

ASSESSMENT: \$356,180 (2016)

TAXES:
County:\$ 8,263 (2016)
Township:\$ 6,946 (2016)
School:.....\$ 55,366 (16/17)
TOTAL:\$ 70,575 (\$0.83 per sq. ft.)

ZONING: L-I, Light Industrial

LOCATION: Strategically situated between the Academy Road and Woodhaven Road Interchange of I-95, the property offers convenient access to the Pennsylvania Turnpike (Exit 351/Bensalem) as well as Route 1 and the Betsy Ross Bridge and Tacony-Palmyra Bridge to New Jersey. The property is just twenty (20) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.

AIRPORTS: Philadelphia International (PHL) is thirty (30) minutes away and 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 Bus 84 offers service from Frankford Transportation Center to Bustleton Avenue and County Line stopping at Grant Avenue and State Road, a short distance from the property. The Trenton Line of SEPTA Regional Rail offers service to the Torresdale Rail Station located at Grant Avenue and James Street, a short distance from the property.