

# AVAILABLE FOR LEASE

2525 State Road, Bensalem | PA



## 47,644 +/- SF Single-Tenant Building with Expansive Parking

Property is able to accommodate a wider range of industrial uses, especially for those with a unique need for large production/assembly areas that require a climate-controlled environment. The facility offers 19,000 SF of dropped-ceiling area, which is supported by a large 120-car parking capacity. Alternatively, a portion of this dropped ceiling area may be removed to accommodate warehouse and logistics users who can take advantage of the high 22'+ ceiling height.

**Roddy Inc.**  
*Industrial & Commercial Real Estate*

Glenview Corporate Center  
3220 Tillman Drive, Suite 403  
Bensalem, Pennsylvania 19020-2028



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## Property Information

Size	47,644 SF +/-
Height	22' 6" measured to underside of bar joist
Warehouse/Plant	24,144 SF +/- full ceiling warehouse/plant area
Office/Assembly	19,000 SF +/- first-floor space Dropped ceiling with HVAC 4,500 SF +/- second-floor executive office area
Mezzanine	Multiple warehouse mezzanine areas (excluded from square footage)
Loading	Six (6) tailgate loading doors One (1) drive-in door
Car Parking	120 spaces
Column Spacing	65' x 20'
Electric	1,200 amps at 240 volts
Sprinkler	Wet system, group 2

For more information, please contact:



*Industrial & Commercial Real Estate*

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# Floor Plan 1



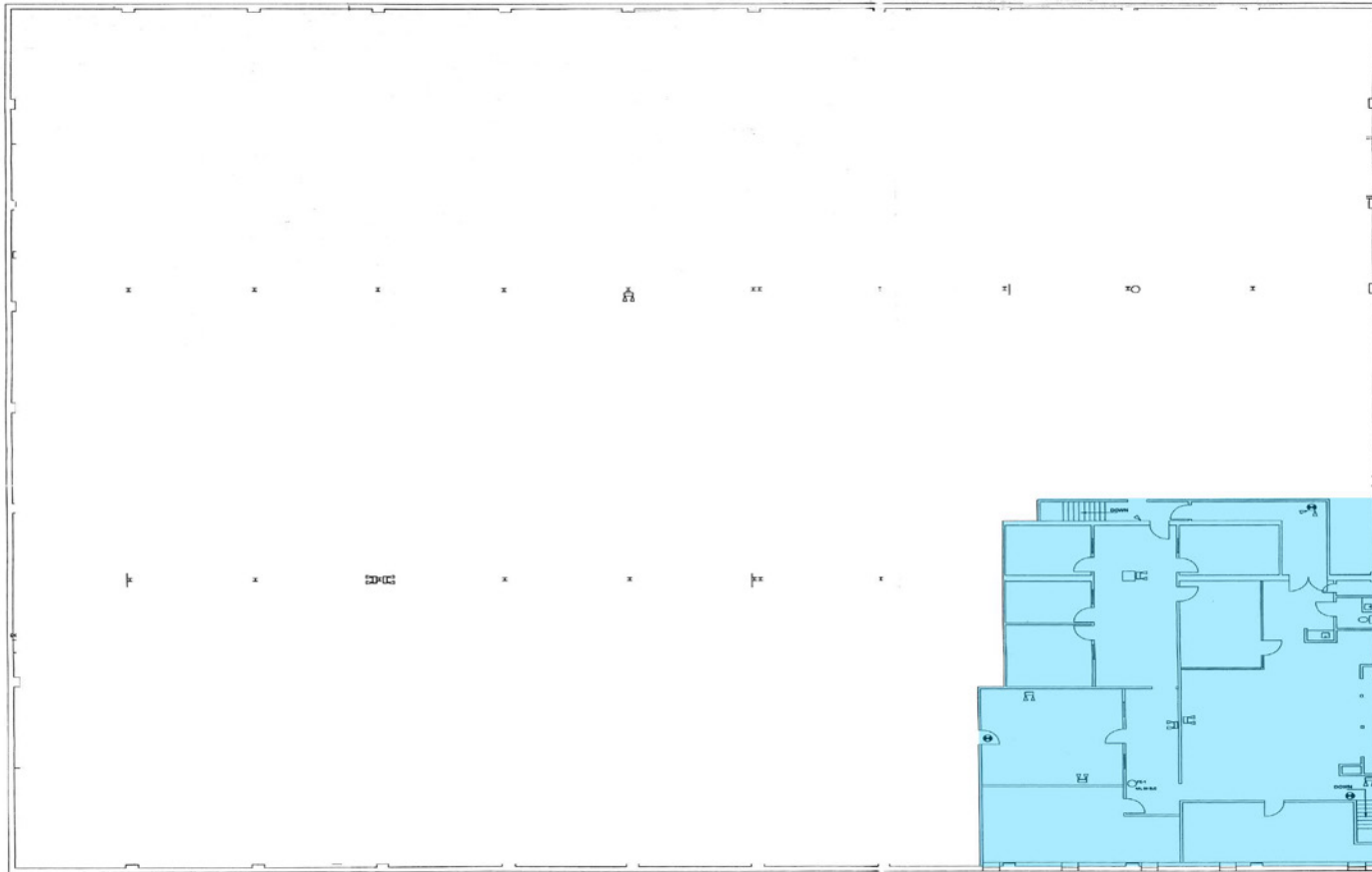
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FLOOR PLAN 1 | 2525 State Road

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# Floor Plan 2



FLOOR PLAN 2 | 2525 State Road

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