

AVAILABLE

PRIME BUCKS COUNTY CRANE SERVED FACILITY

85,602 SQUARE FEET ON 3.75 ACRES



510 Station Avenue, Woodhaven Industrial Park, Bensalem, Bucks County, PA 19020

LOT SIZE: ±3.74 acres.

PARKING: Macadam paved parking for ±70 cars (expandable).

DESCRIPTION: Modern one (1) story industrial building.

SIZE OF BUILDING: ±85,602 sq. ft. **Plant/Warehouse:** ±82,635 sq. ft. **Office:** ±2,967 sq. ft.

AGE OF BUILDING: Original Construction: 1969; Addition: 1973; Major Renovations: 2021.

CONSTRUCTION: Brick and steel over block, painted block, and stucco over block.

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

ROOF: EPDM system having a 25-year warranty; installed in 2021.

COLUMN SPACING: Mostly 49' x 33', 40' x 40' and 40' x 33'; **Crane Bay:** 37' x 40'.

CEILING HEIGHT: **Plant/Warehouse (±67,359 sq. ft.):** ±18' sloping to ±17' clear under bar joist. **Crane Bay (±15,276 sq. ft.):** ±19'5" sloping to ±19'2" clear under bar joist.

LOADING: Tailgate: Twenty-four (24) doors. **Northern Elevation:** Thirteen (13) doors – four (4) 8' x 9' steel sectional doors with dock bumpers, and four (4) 8' x 10' steel sectional doors with Pioneer Dock Equipment BL Series Edge-of-Dock levelers having 30,000-lb capacity. **Eastern Elevation:** Nine (9) doors – six (6) 8' x 8' steel sectional doors, two (2) 8' x 9' steel roll up doors, and one (1) 11'11" x 15'6" electrically-operated steel roll up door accessing an interior tailgate dock (45'10" x 13'2"). **Southern Elevation:** Two (2) doors – one (1) 10' x 12' steel roll up tailgate door, and one (1) semi-tailgate dock having a 7'11" x 8' manually-operated steel roll up door. **Drive-In:** Two (2) doors. **Western Elevation:** One (1) 10' x 12' steel roll up door. **Southern Elevation:** One (1) 12' x 14' steel sectional door.

CRANES: One (1) 2-ton pendant-operated bridge crane with a Philadelphia Tramrail bridge and a P&H hoist having a span of 57', travel distance of 266'2", and 14' clearance under hook. One (1) 3-ton pendant-operated bridge crane with a Philadelphia Tramrail bridge and a P&H hoist having a span of 40', travel distance of 186', and 13'9" clearance under hook.

HVAC: Plant/Warehouse: Combination of self-contained natural gas radiant unit heaters and self-contained natural gas-fired blowers. **Office:** One (1) Lennox 7.5 ton natural gas-fired rooftop package unit and one (1) Lennox 3 ton split system.

ELECTRIC: Single phase and 3 phase service provided by PECO Energy. Three (3) meters – one (1) 600 amp disconnect and two (2) 400 amp disconnects. 100 amp bus bar distribution.

OFFICE AREA: ±2,967 sq. ft. – three (3) private offices, a bullpen area, and break room. Finishes include tiled floors, painted drywall, 2' x 4' acoustical ceiling tiles, and 2' x 4' fluorescent lighting.

INTERIOR LIGHTING: Plant/Warehouse: New LED lighting throughout.

EXTERIOR LIGHTING: Wall-mounted fixtures.

TOILET FACILITIES: Plant/Warehouse: One (1) male facility having two (2) urinals and one (1) water closet. One (1) female facility; note, fixtures have been removed, however, plumbing remains in place. Finishes include painted block and 2' x 4' acoustical ceiling tiles. **Office:** One (1) male facility having one (1) urinal, one (1) water closet, and one (1) lavatory. One female facility having one (1) water closet and one (1) lavatory.

SPRINKLER: Star Sprinkler Corp. wet system; supplied by an 8" main.

SECURITY: Monitoring provided by ADT.

WATER: 3/4" meter connected to a 6" line connected to 12" main; service provided by Aqua Pennsylvania.

SEWER: 8" main; service provided by Bucks County Water and Sewer Authority.

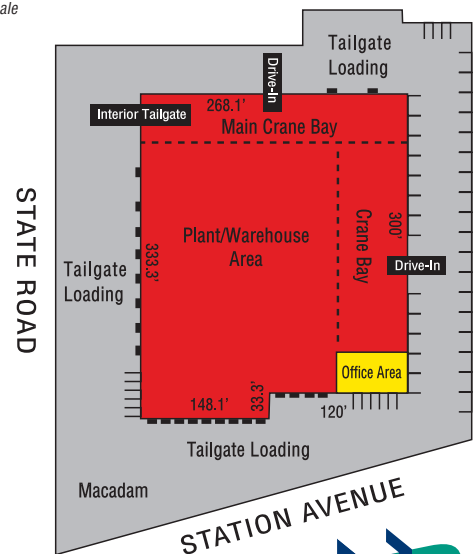
GAS: 5-lb service via a 1-1/4" line; service provided by PECO Energy.

ZONING: Split zoning districts, L-I Light and G-C General Commercial; however, the main zoning district of the site is L-I Light Industrial.

TAX PARCEL: 02-060-013-021

SITE PLAN

NOTE: Plan is not to scale



Roddy

(215) 245-2600

realestate@roddyinc.com Industrial & Commercial Real Estate



Visit this property and others on our website at www.roddyinc.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION

Strategically located at the intersection of State Road and Station Avenue, the property provides excellent access to Interstate 95, Woodhaven Road (PA 63), US Route 1, and the Pennsylvania Turnpike. The Street Road and Woodhaven Road interchanges of Interstate 95 are approx. one (1) mile away. Woodhaven Road (PA 63) provides access to US Route 1 and Interchange 351 (Bensalem Interchange) of the Pennsylvania Turnpike, approx. two (2) miles away. Travel time to Center City Philadelphia is approx. twenty (20) minutes and New York City is approx. ninety (90) minutes.

AIRPORTS

Philadelphia International (PHL) is 30 minutes away.
Northeast Philadelphia (PNE) is 10 minutes away.
Trenton-Mercer is 25 minutes away.

HOTELS

Most major hotels are represented in the area within a 5-10 minute drive.

PUBLIC TRANSPORTATION

SEPTA Bus 304 (originating at Frankford Avenue and Torresdale Avenue) stops at the property.

SEPTA R7 Train stops at the Cornwell Heights Train Station, within walking distance of the property.



Industrial & Commercial Real Estate
Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

