



**510 STATION AVENUE
WOODHAVEN INDUSTRIAL PARK
BENSALEM, PA 19020
TAX PARCEL ID: 02-060-013-021**

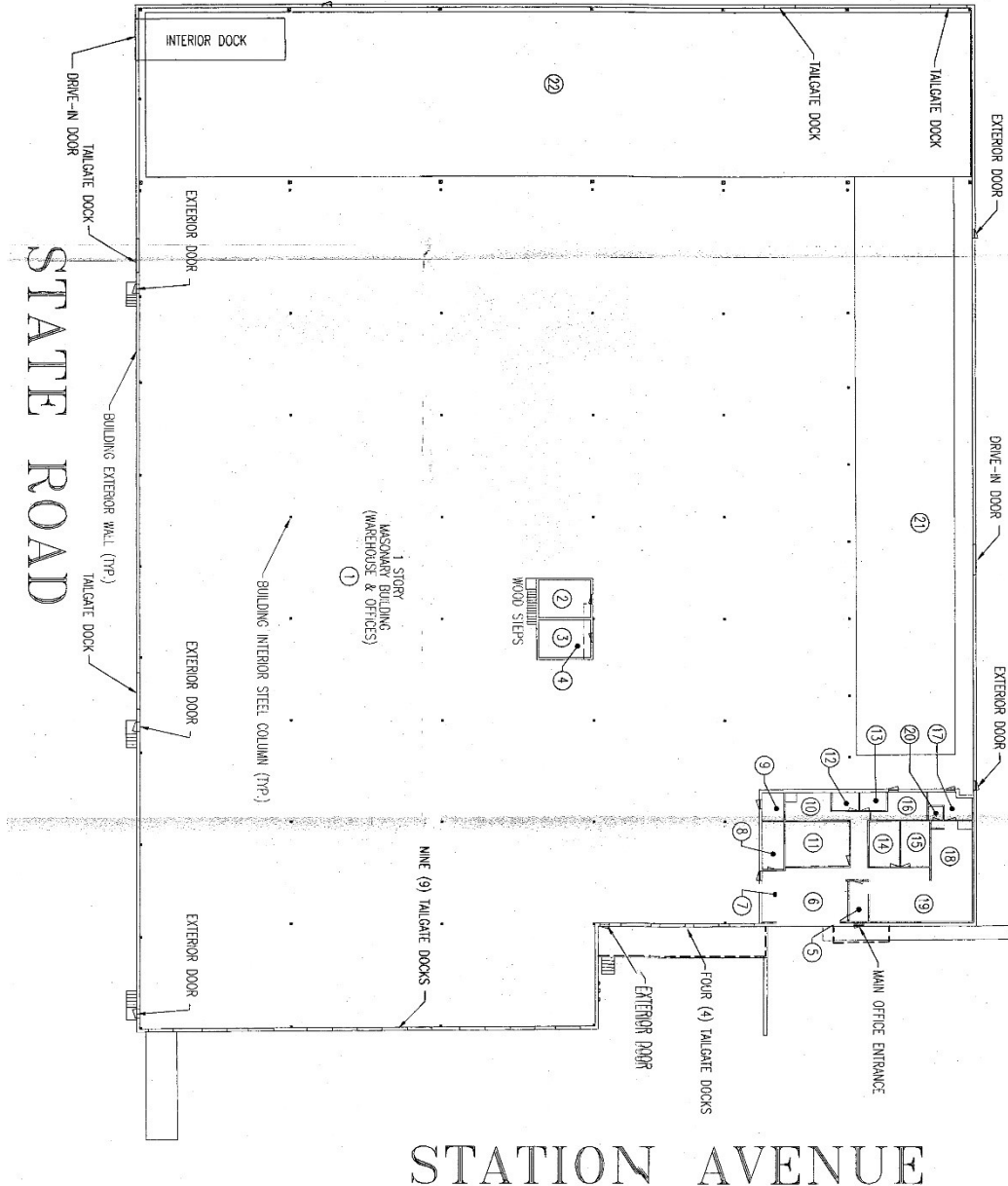
- LOT SIZE:** Approx. 3.74 acres.
- PARKING:** Macadam paved parking area for approx. 70 cars (expandable).
- DESCRIPTION:** Modern one (1) story industrial building.
- SIZE OF BUILDING:** ±85,602 sq. ft.
Plant/Warehouse: ±82,635 sq. ft.
Office: ± 2,967 sq. ft.
- AGE OF BUILDING:** Original construction: 1969
Addition: 1973
Major Renovations: 2021
- CONSTRUCTION:** Brick and steel over block, painted block, and stucco over block.
- FLOOR:** Assumed but not verified to be 6" reinforced concrete.
- ROOF:** EPDM system having a 25-year warranty; installed in 2021.
- CEILING HEIGHT:** **Plant/Warehouse (±67,359 sq. ft.):** Approx. 18' sloping to 17' clear under bar joist.
Crane Bay (±15,276 sq. ft.): Approx. 19'5" sloping to 19'2" clear under bar joist.
- COLUMN SPACING:** Mostly 49' x 33', 40' x 40' and 40' x 33'; **Crane Bay:** 37' x 40'.



- LOADING:** **Tailgate:** Twenty-four (24) doors. **Northern Elevation:** Thirteen (13) doors – four (4) 8' x 9' steel sectional doors with dock bumpers, five (5) 8' x 8' steel roll up 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 15'16" 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' 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 having a Philadelphia Tramrail bridge and a P&H hoist. The crane has a 57' span, 266'2" travel distance and 14' clearance under hook.
- One (1) 3-ton pendant-operated bridge crane having a Philadelphia Tramrail bridge and a P&H hoist. The crane has a 40' span, 186' travel distance 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 gas fired rooftop package unit, and one (1) Lennox 3-ton split system.
- SPRINKLER:** Star Sprinkler Corporation wet system throughout; supplied by an 8" main.
- SECURITY:** Security and sprinkler monitoring provided by ADT.
- 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. divided into 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 containing two (2) urinals and one (1) water closet. One (1) female facility; note, fixtures have been removed, however, the plumbing remains in place. Finishes include painted block and 2' x 4' acoustical ceiling tiles.
- Office:** One (1) male facility containing one (1) urinal, one (1) water closet, and one (1) lavatory. One female facility containing one (1) water closet and one (1) lavatory.



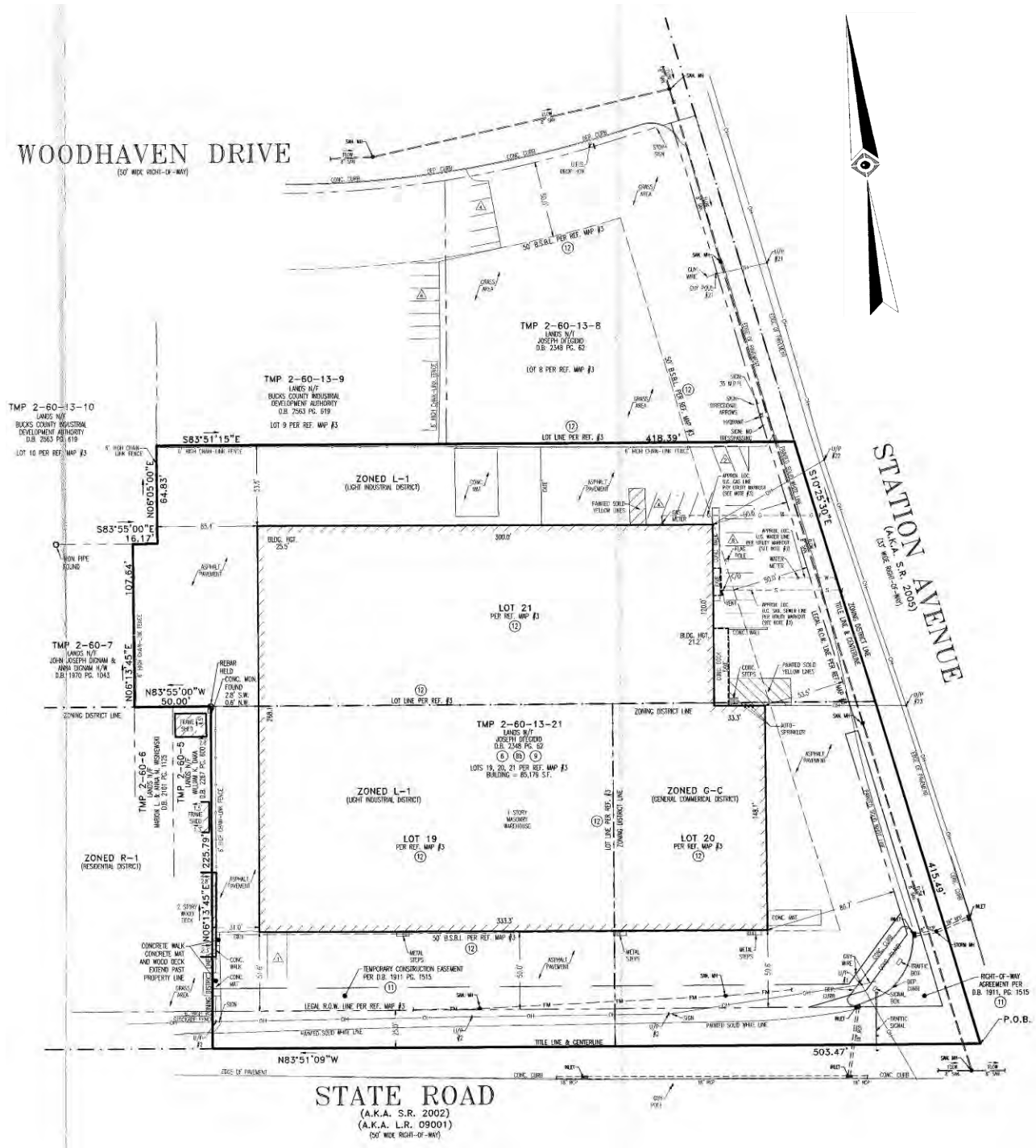
- WATER:** 3/4" meter connected to a 6" line connected to 12" main; service provided by Aqua Pennsylvania.
- SEWER:** 8" sanitary main; service provided by Bucks County Water and Sewer Authority.
- GAS:** 5-lb service via a 1-1/4" line; service provided by PECO Energy.
- ZONING:** Located in split zoning districts, L-I Light Industrial and G-C General Commercial; however, the main zoning district of the site is L-I Light Industrial.
- ASSESSMENT:** \$257,680 (2021)
- REAL ESTATE TAXES:**
- | | |
|---------------|----------------------------------|
| County: | \$ 6,558 (2021) |
| Township: | \$ 5,282 (2021) |
| School: | <u>\$42,505</u> (2021/2022) |
| Total: | \$54,345 - or - \$0.63/SF |
- LOCATION:** Strategically located at the intersection of State Rd and Station Ave, the property provides excellent access to I-95, PA 63 (Woodhaven Rd), US Route 1 and the Pennsylvania Turnpike. The Street Rd and Woodhaven Rd interchanges of I-95 are approx. one (1) mile away. PA 63 (Woodhaven Rd) 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.
- PUBLIC TRANSPORTATION:** SEPTA Bus 304 (originating at Frankford Ave and Torresdale Ave) stops at the property.
SEPTA R7 Train stops at the Cornwell Heights Train Station, within walking distance of the property.



STATION AVENUE

- LEGEND**
- ① WAREHOUSE FLOOR
 - ② MEN'S ROOM
 - ③ WOMEN'S ROOM
 - ④ 2ND FLOOR OFFICE
 - ⑤ ENTRANCE AREA
 - ⑥ OFFICE
 - ⑦ OFFICE
 - ⑧ OFFICE
 - ⑨ STORAGE
 - ⑩ STORAGE
 - ⑪ LUNCH ROOM
 - ⑫ MEN'S ROOM
 - ⑬ WOMEN'S ROOM
 - ⑭ OFFICE
 - ⑮ OFFICE
 - ⑯ STORAGE
 - ⑰ STORAGE
 - ⑱ OFFICE
 - ⑲ RESTROOM
 - ⑳ RAIL CRANE (3-TON RATING)**
 - ㉑ RAIL CRANE (2 TON RATING)**
 - ㉒ RAIL CRANE (2 TON RATING)**
- **NOTE: CRANE CAPACITIES PROVIDED BY CLIENT - 3/07/05
REVISED BY CLIENT - 5/09/05





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