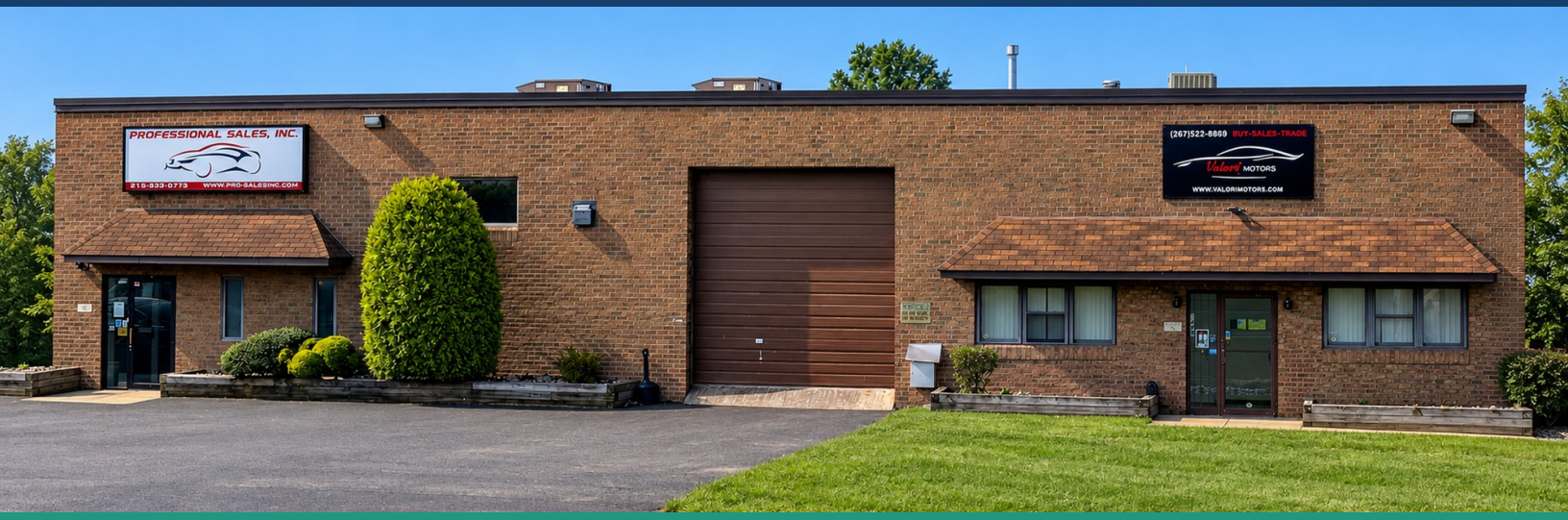
AVAILABLE

PRIME BUCKS COUNTY INDUSTRIAL FACILITY

APPROX. 11,570 SQ. FT. ON 1.08 ACRES



1448 Ford Road, Bridgewater Industrial Park, Bensalem, PA 19020

LOT SIZE: Approx. 1.08 acres.

DESCRIPTION: Modern manufacturing/warehouse facility.

AVAILABLE SPACE: Approx. 11,570 sq. ft. ***Plant/Warehouse***: Approx. 8,189 sq. ft. ***Office:*** Approx. 3,381 sq. ft. ***First Floor***: Approx. 2,102 sq. Ft. ***Second Floor***: Approx. 1,279 sq. Ft.

AGE OF BUILDING: Constructed in 1971.

PARKING: Approx. 10 macadam paved automobile spaces.

CEILING HEIGHT: 15'10" clear to underside of bar joist.

CONSTRUCTION: ***Frame:*** Steel. ***Walls:*** Masonry. Two sides and rear are painted concrete block. Front elevation is brick face over block. ***Floors:*** Assumed but not verified to be 6" reinforced concrete. ***Roof:*** GAF TPO roofing system.

LOADING: ***Tailgate:*** One (1) 10' x 12' manually operated steel sectional door. ***Drive-In:*** One (1) 12' x 14' electrically operated insulated steel sectional door with exhaust port. One (1) 12' x 14' manually operated insulated steel sectional door with exhaust port.

HVAC: ***Plant/Warehouse:*** Two (2) natural gas fired unit heaters. ***Office:*** Rooftop mounted natural gas fired package unit.

INTERIOR LIGHTING: Metal halide and fluorescent.

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 200 amp, 240 volt, 3 phase. Service provided by PECO.

OFFICE AREA: ***First Floor:*** 2,102 SF comprised of a large reception area, five (5) private offices and a lounge area. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, painted drywall and carpet. ***Second Floor:*** 1,279 SF comprised of two (2) private offices, a general office area and kitchenette. Finishes include painted exposed roof deck and fluorescent lighting. Flooring is a combination of carpet and ceramic tile.

TOILET FACILITIES: ***Office: First 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, fluorescent lighting, mosaic tile flooring and painted drywall. ***Second Floor:*** One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, mosaic tile flooring and painted drywall.

SEWER: 10" main; service provided by Bucks County Water and Sewer Authority.

WATER: 3/4" line connected to a 10" main; service provided by Aqua Pennsylvania.

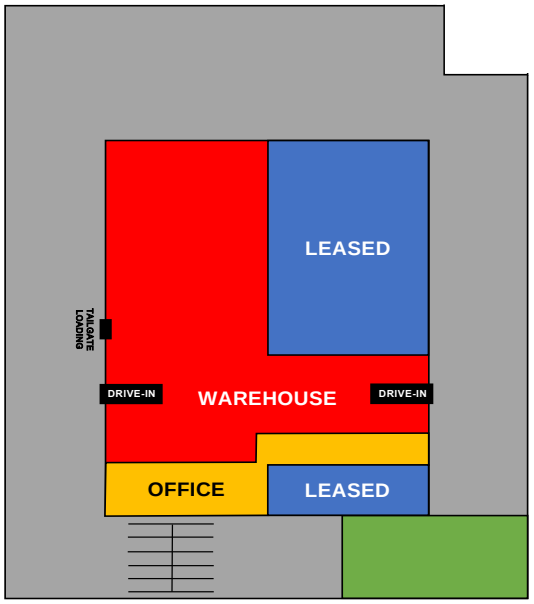
GAS: 6" main; service provided by PECO.

REAL ESTATE TAXES: $9,371.70 / $.81 per sq. ft.

ZONING: L-I (Light Industrial).

SITE PLAN

Note: plan is not to scale



FORD ROAD

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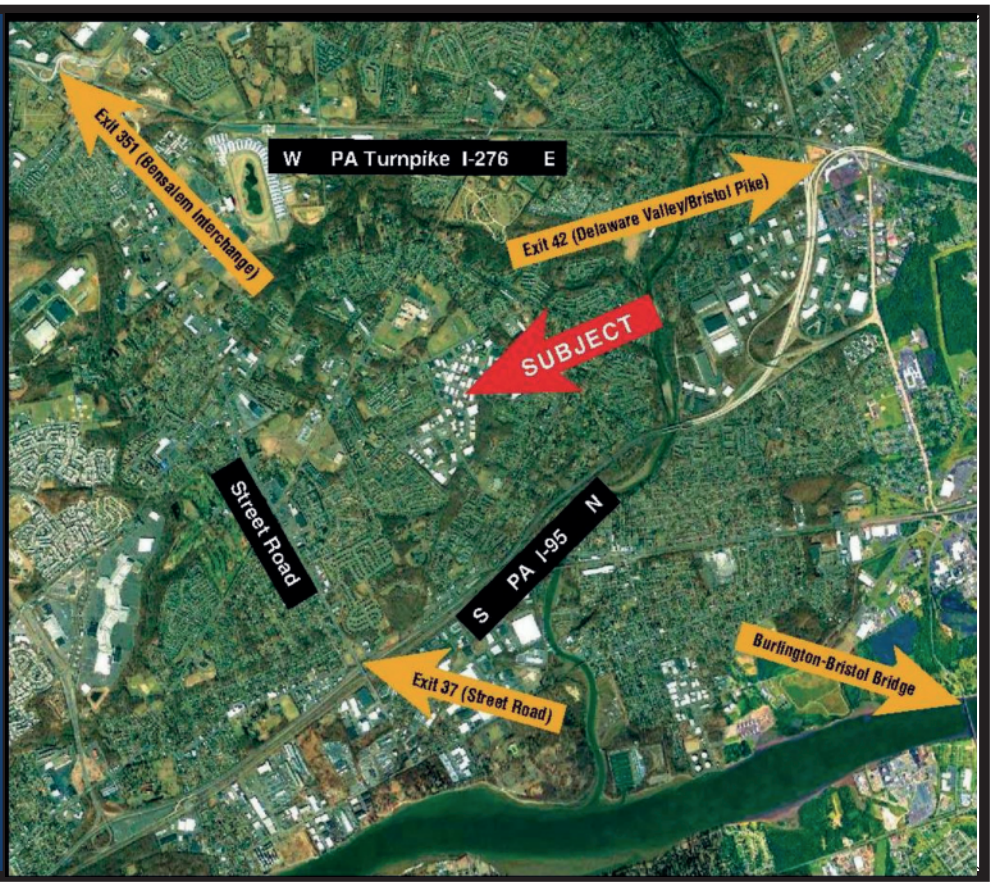
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LOCATION:
Strategically located 2.5 miles northwest of Exit 37 (Street Road Interchange) of Interstate 95, the property provides convenient access to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike, Route 1, Route 63 and the bridges to New Jersey. The property is just twenty-five (25) minutes from Metropolitan Philadelphia fifteen (15) minutes to Trenton, NJ, ninety (90) minutes from New York.

AIRPORT:
Philadelphia International (PHL) is thirty-five (35) minutes away, Northeast Philadelphia (PNE) is ten (10) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes.

HOTELS:
Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION:
SEPTA's Trenton Line stops at Croydon Train Station located within three (3) miles of the property. SEPTA Bus 129 stops at Bridgewater Road & Winchester Road, providing service less than one-half mile away.



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