



780 HAUNTED LANE
WATERS EDGE BUSINESS CENTER
BENSALEM, BUCKS COUNTY, PA 19020
TAX PARCEL #: 02-076-140

LOT SIZE:	10.00 acres
DESCRIPTION:	Modern one-story multi-tenant warehouse/manufacturing facility.
SIZE OF BUILDING:	178,850± sq. ft.
AVAILABLE SPACE:	20,060± sq. ft.
	Plant/Warehouse: 15,605± sq. ft.
	Offices: 4,455± sq. ft.
PARKING:	130± macadam-paved automobile spaces; expandable.
AGE OF BUILDING:	Built 1988.
CONSTRUCTION:	Frame: Perimeter steel. Walls: Combination decorative split-face block and painted concrete block. Floors: Assumed but not verified to be 6" reinforced concrete. Roof: TPO system.
CEILING HEIGHT:	20'8" sloping to 18'7" to underside of bar joist.
AVAILABLE LOADING:	Tailgate: Three (3) docks – (2) 8' x 8' and (1) 8' x 10' steel sectional doors with rubber bumpers. Drive-In: One (1) 12' x 14' steel sectional door.



COLUMN SPACING:	50' x 30' and 60' x 30'								
SPRINKLER SYSTEM:	100% wet system having a density of 0.21 over the most remote 2000 sq. ft.								
HVAC:	<p><u>Plant/Warehouse:</u> Heated by two (2) suspended natural gas-fired Modine blower units; ceiling fans throughout.</p> <p><u>Office:</u> Heated and air-conditioned by natural gas-fired package unit(s).</p>								
INTERIOR LIGHTING:	<p><u>Plant/Warehouse:</u> LED lighting throughout.</p> <p><u>Office:</u> Fluorescent.</p>								
EXTERIOR LIGHTING:	Wall-mounted fixtures.								
ELECTRIC:	(2) 200 amp, 240 volt, 3-phase main disconnects; service provided by PECO Energy.								
AVAILABLE OFFICES:	4,455± sq. ft. divided into ten (10) private offices, one (1) conference room, and one bullpen area. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, carpeted floors, and painted drywall.								
TOILET FACILITIES:	<p><u>Plant/Warehouse:</u> One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, vinyl composition tile flooring, and painted drywall.</p> <p><u>Office:</u> One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, vinyl composition tile flooring, and painted drywall.</p>								
WATER:	Service provided by Aqua Pennsylvania.								
SEWER:	Service provided by Bucks County Water & Sewer Authority.								
GAS:	Service supplied by PECO Energy.								
ASSESSMENT:	\$650,990 (2025)								
TAXES:	<table><tr><td>County:</td><td>\$ 17,870 (2025)</td></tr><tr><td>Township:</td><td>\$ 14,973 (2025)</td></tr><tr><td>School:</td><td><u>\$ 115,278 (24/25)</u></td></tr><tr><td>TOTAL:</td><td>\$ 148,121 (\$0.83/SF)</td></tr></table>	County:	\$ 17,870 (2025)	Township:	\$ 14,973 (2025)	School:	<u>\$ 115,278 (24/25)</u>	TOTAL:	\$ 148,121 (\$0.83/SF)
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ZONING:	GI – General Industrial District								



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3 of 3

- LOCATION:** Strategically situated northeast of Exit 37 (Street Road/PA-132 Interchange) of I-95, the property offers 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, twenty-five (25) minutes from Trenton, NJ, and ninety (90) minutes from New York.
- AIRPORT:** Philadelphia International (PHL) is thirty (30) minutes away, Northeast Philadelphia (PNE) is fifteen (15) minutes away, and Trenton-Mercer (TTN) is twenty-five (25) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus 128 offers service from Neshaminy Mall to Oxford Valley Mall stopping at Bristol Pike and Gray Avenue, a short distance from the property. The Trenton Line of SEPTA Regional Rail offers service from the Trenton Transit Center to Temple University stopping at the Croydon Station, which is within walking distance of the property.