Roddy Inc.

Industrial & Commercial Real Estate



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855 DUNKSFERRY ROAD EXPRESSWAY 95 INDUSTRIAL CENTER BENSALEM, BUCKS COUNTY, PA 19020

TAX PARCEL #: 02-075-043

LOT SIZE: 4.51 acres

DESCRIPTION: One-story, modern warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 78,058 sq. ft.

AVAILABLE UNIT: Approx. 19,813 sq. ft.

Offices: Approx. 2,400 sq. ft. Plant/Warehouse: Approx. 17,413 sq. ft.

PARKING: Approx. twenty-two (22) automobiles.

AGE OF BUILDING: Built 1976.

CONSTRUCTION: Frame: Perimeter steel.

Walls: Stucco over block.

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

CEILING HEIGHT: 20'6" sloping to 20'1".

LOADING: Tailgate: Two (2) 8' x 10' manually operated insulated steel sectional doors

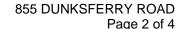
covered by steel canopies: Two (2) have dock bumpers and one (1) has

dock light, seals and in-floor load leveler.

Drive-In: One (1) 8' x 10' manually operated insulated steel sectional door

covered by a steel canopy.

COLUMN SPACING: 24' x 40'





SPRINKLER SYSTEM: 100% wet system

HVAC: Office: Heated and cooled via natural gas fired rooftop package unit.

<u>Plant/Warehouse</u>: Heated via three (3) suspended natural gas fired blower units and supplemental Dayton radiant heating units in the loading area.

INTERIOR LIGHTING: LED

EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 200 amp, 3 phase, 4 wire, 120/208 volt; service provided by PECO Energy.

OFFICE AREA: Approx. 2,400 sq. ft. divided into two (2) private offices and open bullpen

area. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, a mix of VCT flooring and carpeting and painted drywall. Break room with base and wall cabinets, sink and refrigerator. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, VCT flooring and painted

drywall.

TOILET FACILITIES: Office: 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 2' acoustical ceiling tiles with fluorescent lighting,

VCTflooring and painted drywall.

Plant/Warehouse: One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with LED

lighting, VCT flooring and painted drywall.

WATER: 1-1/2" line connected to a 10" main; service provided by Aqua.

SEWER: 6" line connected to a 8" main; service provided by Bucks County Sewer

Authority.

GAS: 2" service; supplied by PECO.

ASSESSMENT: \$304,710 (2024)

TAXES: County: \$ 8364.29 (2024)

Township: \$ 7,003.33 (2024) School: \$ 53,958.50 (2023/2024) TOTAL: \$ 69,331.12 (\$0.89/SF)

ZONING: R-55 – Riverfront Revitalization District (as amended by Ordinance 2005-08,

which provides for a wide variety of light industrial uses).



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LOCATION: Strategically located at the Street Road/Route 132 Interchange of I-95 and

five (5) minutes of Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike. The property is just twenty-five (25) minutes from Metropolitan Philadelphia and 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 thirty (30) minutes away.

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

minute drive.

PUBLIC TRANSPORTATION: SEPTA Bus 133 provides service less than a block away. The R7 Line of

SEPTA Regional Rail stops at the Eddington Station (Street Road & I-95)

which is within walking distance of the property.



