



**855 DUNKSFERRY ROAD  
EXPRESSWAY 95 INDUSTRIAL CENTER  
BENSALEM, BUCKS COUNTY, PA 19020  
TAX PARCEL #: 02-075-043**

<b>LOT SIZE:</b>	4.51 acres				
<b>DESCRIPTION:</b>	One-story, modern warehouse/manufacturing facility.				
<b>SIZE OF BUILDING:</b>	Approx. 78,058 sq. ft.				
<b>AVAILABLE UNIT:</b>	Approx. 19,813 sq. ft. <table><tr><td>Offices:</td><td>Approx. 2,400 sq. ft.</td></tr><tr><td>Plant/Warehouse:</td><td>Approx. 17,413 sq. ft.</td></tr></table>	Offices:	Approx. 2,400 sq. ft.	Plant/Warehouse:	Approx. 17,413 sq. ft.
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Plant/Warehouse:	Approx. 17,413 sq. ft.				
<b>PARKING:</b>	Approx. twenty-two (22) automobiles.				
<b>AGE OF BUILDING:</b>	Built 1976.				
<b>CONSTRUCTION:</b>	<b><u>Frame:</u></b> Perimeter steel. <b><u>Walls:</u></b> Stucco over block. <b><u>Floors:</u></b> Assumed but not verified to be 6" reinforced concrete.				
<b>CEILING HEIGHT:</b>	20'6" sloping to 20'1".				
<b>LOADING:</b>	<b><u>Tailgate:</u></b> 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. <b><u>Drive-In:</u></b> One (1) 8' x 10' manually operated insulated steel sectional door covered by a steel canopy.				
<b>COLUMN SPACING:</b>	24' x 40'				



<b>SPRINKLER SYSTEM:</b>	100% wet system								
<b>HVAC:</b>	<p><b><u>Office:</u></b> Heated and cooled via natural gas fired rooftop package unit.</p> <p><b><u>Plant/Warehouse:</u></b> Heated via three (3) suspended natural gas fired blower units and supplemental Dayton radiant heating units in the loading area.</p>								
<b>INTERIOR LIGHTING:</b>	LED								
<b>EXTERIOR LIGHTING:</b>	Wall-mounted fixtures.								
<b>ELECTRIC:</b>	200 amp, 3 phase, 4 wire, 120/208 volt; service provided by PECO Energy.								
<b>OFFICE AREA:</b>	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.								
<b>TOILET FACILITIES:</b>	<p><b><i>Office:</i></b> 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, VCT flooring and painted drywall.</p> <p><b><i>Plant/Warehouse:</i></b> 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.</p>								
<b>WATER:</b>	1-1/2" line connected to a 10" main; service provided by Aqua.								
<b>SEWER:</b>	6" line connected to a 8" main; service provided by Bucks County Sewer Authority.								
<b>GAS:</b>	2" service; supplied by PECO.								
<b>ASSESSMENT:</b>	\$304,710 (2024)								
<b>TAXES:</b>	<table><tr><td>County:</td><td>\$ 8364.29 (2024)</td></tr><tr><td>Township:</td><td>\$ 7,003.33 (2024)</td></tr><tr><td>School:</td><td>\$ 53,958.50 (2023/2024)</td></tr><tr><td>TOTAL:</td><td>\$ 69,331.12 (\$0.89/SF)</td></tr></table>	County:	\$ 8364.29 (2024)	Township:	\$ 7,003.33 (2024)	School:	\$ 53,958.50 (2023/2024)	TOTAL:	\$ 69,331.12 (\$0.89/SF)
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TOTAL:	\$ 69,331.12 (\$0.89/SF)								
<b>ZONING:</b>	R-55 – Riverfront Revitalization District (as amended by Ordinance 2005-08, which provides for a wide variety of light industrial uses).								



- 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.



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