Roddy Inc.
Industrial & Commercial Real Estate



Glenview Corporate Center
3220 Tillman Drive, Suite 403

Bensalem, Pennsylvania 19020-2028

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Premises: 3360 Marshall Lane

Expressway 95 Industrial Park

Bensalem, PA 19020

Tax Parcel #: 02-075-075-001

Description: Modern one (1) story masonry and steel building with two-story

offices.

Lot Size: 1.41 Acres

Building Size: 33,527 SF

Office Area: Approximately 5,960 SF (Divided between two

floors).

Plant/Warehouse Area: Approximately 27,567 SF

Parking: Macadam paved parking for approximately twenty (20) automobiles.

Ceiling Height: Approximately 28' sloping to 27' clear under bar joist.

Column Spacing: $30' \times 50'$

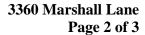
Loading: Tailgate: Eight (8) tailgate loading docks accessed by 10' x 10'

insulated steel sectional doors. Five (5) have levelers and five (5) have dock lights. All docks are protected by dock shelters or seals.

Drive-in:

One (1) insulated steel sectional drive-in door measuring 12' x 14'. One (1) electrically operated insulated steel sectional door with

vision panels measuring 18'5" x 14.'





Lighting: Office Area: LED fixtures

Plant/Warehouse Area: T5 fluorescent fixtures

Sprinkler: 100% wet system serviced by Advanced Fire Protection LLC.

Office Area: 1st Floor: 2,980 sq. ft. includes ten (10) private offices, an open

bullpen area with six (6) workstations and one (1) small conference room/break room with sink, refrigerator, dishwasher, base and wall cabinets. *2nd Floor:* 2,980 sq. ft. includes ten (10) private offices, and a bullpen area with eight (8) workstations. Office finishes include 2' x 2' acoustical ceiling tiles with LED lighting and

painted drywall.

Restrooms: Office: 1st Floor: One (1) women's room with two (2)

water closets, and two (2) lavatories. One (1) men's room with two (2) water closets, one (1) urinal and two (2) lavatories 2^{nd} *Floor:* One (1) women's room with three (3) water closets and two (2) lavatories. One (1) men's room with two (2) water closets, one (1) urinal and two (2) lavatories. Restroom finishes include ceramic tile floors

and ceramic tile wainscot.

Plant/Warehouse: One (1) restroom contains three (3) water closets, two (2) urinals and two (2) lavatories. Finishes include ceramic tile floors and ceramic tile walls from floor to ceiling.

H.V.A.C. Office: Rooftop mounted package units.

H.V.A.C. Warehouse: Ten (10) self-contained natural gas fired Reznor units.

Electric Service: 13,000 volt 3 phase primary service provided by PECO Energy and

feeding into one (1) 75 KVA transformer providing 120/208 volt 400

amp service.

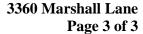
Gas Service: 1 ½" line connected to a 4" main; service supplied by PECO

Energy.

Water Service: 3/4" line, connected to a 10" main; service supplied by Aqua

Pennsylvania.

Sewer Service: 8" main, service supplied by Bucks County Sewer Authority.





Zoning: G-I General Industrial

Assessment: \$ 147,240 (2025)

Real Estate Taxes: County: \$4,041.74 (2025)

Township: \$3,386.52 (2025) School Tax: \$26,073.48 (2025) Total: \$33,501.74 or \$1.00 psf

Location: Strategically located 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 within twenty (20) minutes of Center City Philadelphia, fifteen (15) minutes from Trenton, NJ, ninety (90) minutes from

New York.

Airport: Philadelphia International (PHL) is thirty-five (35) minutes away,

Northeast Philadelphia (PNE) is twenty (20) 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 Trenton Line train stops at the Eddington Train Station

(Street Road & I-95) which is within walking distance. SEPTA Bus

129 provides service less than a block away.

Enterprise Zone: This property is located in The Bucks County Enterprise Zone

which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or

retain jobs.

Miscellaneous: Plant area contains a janitor's closet with a utility basin.

One (1) ship ladder accesses the roof.