

Roddy Inc.
Industrial & Commercial Real Estate



Glenview Corporate Center
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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' x 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'.



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| Lighting: | <u>Office Area:</u> LED fixtures <u>Plant/Warehouse Area:</u> T5 fluorescent fixtures |
| Sprinkler: | 100% wet system serviced by Advanced Fire Protection LLC. |
| Office Area: | <i>1st Floor:</i> 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. <i>2nd Floor:</i> 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: | <i>Office: 1st Floor:</i> 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 <i>2nd Floor:</i> 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. <i>Plant/Warehouse:</i> 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: | ¾" line, connected to a 10" main; service supplied by Aqua Pennsylvania. |
| Sewer Service: | 8" main, service supplied by Bucks County Sewer Authority. |



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| Zoning: | G-I General Industrial |
| Assessment: | \$ 147,240 (2025) |
| Real Estate Taxes: | County: \$4,041.74 (2025) Township: \$3,386.52 (2025) <u>School Tax:</u> \$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. |