

Roddy Inc.  
Industrial & Commercial Real Estate



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- Premises:** 677 Dunksferry Road  
Expressway 95 Industrial Park  
Bensalem, PA 19020  
Tax Parcel #: 02-075-074
- Description:** Modern one (1) story masonry and steel building with two-story offices.
- Lot Size:** 3.13 Acres
- Building Size:** 59,420 SF
- Office Area:** Approximately 10,400 SF (Divided between two floors).
- Plant/Warehouse Area:** Approximately 49,020 SF
- Parking:** Parking for approximately forty five (45) automobiles.
- Ceiling Height:** Mostly 18'6" sloping to 18'1" clear under bar joist. 4,000 SF warehouse addition has ceiling heights of 22'6" sloping to 20'4" clear under purlin.
- Column Spacing:** 30' x 36'
- Loading:** Eight (8) tailgate loading docks in total, seven (7) of which feature insulated steel sectional doors and dock shelters. Two (2) are outfitted with levelers:



- Two (2) measure 9' x 8'
- One (1) measures 9' x 9'8"
- Three (3) measure 8' x 8'
- One (1) measures 8' x 9'
- One (1) 20' x 14' electrically operated insulated steel sectional door is accessed via a 2'9" exterior platform.

**Lighting:**

**Office Area:** LED fixtures

**Plant/Warehouse Area:** T5 fluorescent fixtures

**Sprinkler:**

100% wet system serviced by Advanced Fire Protection LLC.

**Office Area:**

***1<sup>st</sup> Floor:*** 5,200 sq. ft. divided into fifteen (15) private offices and two (2) conference rooms. There is a fitness center with a private stall shower, and a kitchenette with base and wall cabinets, sink, refrigerator and dishwasher. Finishes include 2' x 2' acoustical ceiling tiles with LED lighting and painted drywall. ***2<sup>nd</sup> Floor:*** 5,200 sq. ft. with a total of twenty five (25) private offices, two (2) small conference rooms, and a large bullpen area with sixteen (16) workstations. One (1) large office area contains three (3) workstations and two (2) offices. Additionally there is a kitchen with a sink, refrigerator, dishwasher, base and wall cabinets. Office finishes include hardwood floor, 2' x 2' acoustical ceiling tiles with LED lighting and painted drywall.

**Restrooms:**

***Office: 1<sup>st</sup> Floor:*** One (1) ADA accessible women's room with two (2) water closets, and two (2) lavatories. One (1) ADA accessible men's room with two (2) water closets, two (2) urinals and two (2) lavatories. Finishes include ceramic tile floors and ceramic tile wainscot. ***2<sup>nd</sup> Floor:*** One (1) women's room with three (3) water closets and three (3) lavatories. One (1) men's room with two (2) water closets, one (1) urinal and two (2) lavatories. 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:** Natural gas fired Reznor units.

**Electric Service:** 1,200 AMP 480 volt 3 phase. Service provided by PECO Energy.

**Gas Service:** 1 ½” high pressure line connected to a 4” main. Service provided by PECO Energy.

**Water Service:** 1 ½” domestic service line connected to a 10” main. Service provided by Aqua Pennsylvania.

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

**Zoning:** G-I General Industrial

**Assessment:** \$ 279,200.00 (2025)

**Real Estate Taxes:**

County:	\$7,664.40 (2025)
Township:	\$6,421.60 (2025)
<u>School Tax:</u>	<u>\$49,441.15 (2025)</u>
Total:	\$63,527 or \$1.07 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.