

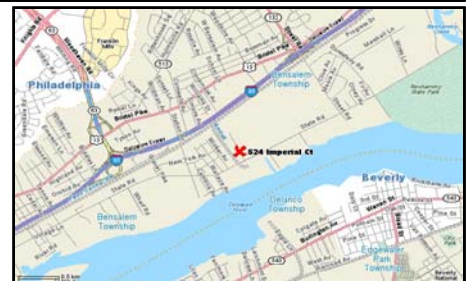


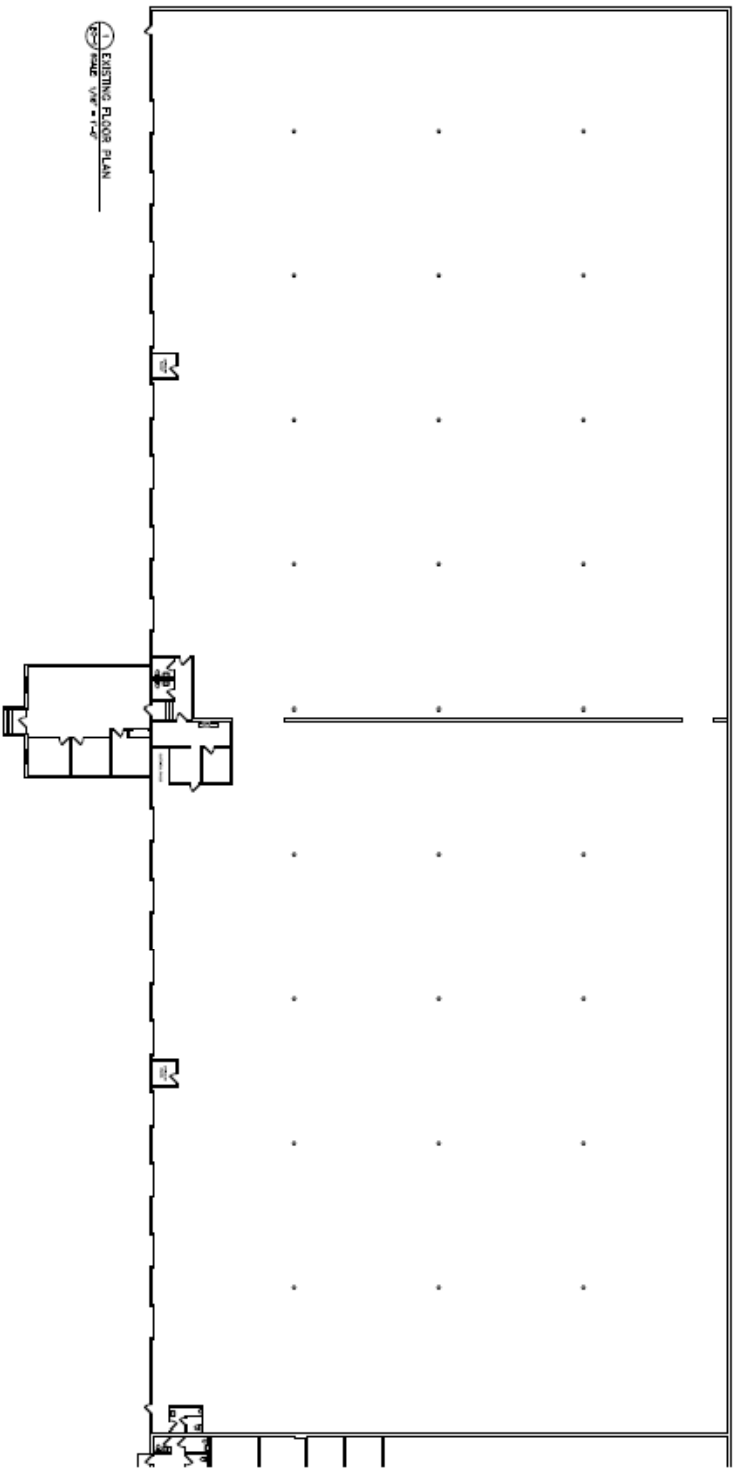
AVAILABLE 524 Imperial Court Bensalem, PA



Property Highlights

Building Size:	121,232 SF
Space Available:	81,232 SF
Office Space:	1,216 SF
Ceiling Height:	27' 10" sloping to 26'
Column Spacing:	45' x 45'
Lighting:	Owner will install T-5 lighting
Loading:	14 tailgates - 11 with dock seals, 7 with levelers, 1 step van height 1 drive-in
Electric:	600 amp, 120/208 volt
HVAC:	Office – combination package units Warehouse – ten (10) ceiling hung gas fired hot air Reznor units
Sprinkler System:	100% wet system rated at 0.25/2000 SF, 1046.2 GPM, 62.8 PSI
Restrooms:	One men's with 1 water closet, 1 urinal and 1 lavatory One men's with 1 water closet and 1 lavatory One women's with 1 water closet and 1 lavatory
Miscellaneous:	Rail-served. Two exhaust fans
Location:	524 Imperial Court is within one mile of the I-95 and Street Road interchange.





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NOTE:
 * THIS DRAWING IS PROVIDED FOR INFORMATION ONLY.
 * ALL DIMENSIONS SHOULD BE FIELD MEASURED FOR THE ACCURACY OF THE DRAWING.

EXISTING FLOOR PLAN
524 IMPERIAL COURT
BENSALEM, PA

EC-1
 May 28, 2013