

SALE/LEASE

PRIME BUCKS COUNTY INDUSTRIAL FACILITY

31,364 SQUARE FEET ON 1.73 ACRES



**1574 Bridgewater Road, Bridgewater Industrial Park
Bensalem, Bucks County, PA**

**Financing available to a qualified buyer, 90% could be at a 2.95%
interest rate amortized over twenty (20) years**

LOT SIZE: Approx. 1.73 acres.

DESCRIPTION: Modern one (1) story masonry and steel facility with two (2) story office area. Building designed to accommodate dual occupancy.

SIZE OF BUILDING: Approx. 31,364 sq. ft. **Unit 1:** Approx. 19,445 Sq. Ft. Occupied by Larson-Juhl LLC until 11/30/2020. **Unit 2:** Approx. 11,919 sq. ft. Available for occupancy **Office:** Built to suit. **Warehouse:** Approx. 11,919 sq. ft.

PARKING: Approx. forty (40) automobiles.

AGE OF BUILDING: Constructed in 1973.

CONSTRUCTION: **Walls:** Front elevation is painted brick over block. Two (2) sides and rear are painted block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** White granulated modified torch down system installed in 2008 and carrying a fifteen (15) year warranty.

CEILING HEIGHT: Approx. 18'10" sloping to 18'4" clear under bar joist.

LOADING: **Unit 1: Tailgate:** Four (4) insulated steel sectional tailgate grade doors measure 8' x 8'. **Drive-in:** One (1) electrically operated insulated steel sectional door with vision panels measures 15'9" x 16'. **Unit 2: Tailgate:** Two (2) insulated steel sectional doors measure 8' x 8'. One (1) van-height insulated steel sectional door measures 7'8" x 7'10". **Drive In:** One (1) electrically operated insulated steel sectional door measures 12' x 14'. One (1) steel sectional door measures 9'6" x 10'. One (1) knock-out panel for an additional drive in door. The addition of this door will provide drive-through access.

COLUMN SPACING: Mostly 29' x 40'.

HVAC: **Warehouse:** Natural gas fired blower units. **Office:** Natural gas fired roof mounted package units.

INTERIOR LIGHTING: Combination of metal halide, T-5 fluorescent and twin tube fluorescent fixtures. (Plan in place to upgrade all lighting to T-5)

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRIC: 600 amp 240 volt, three phase service. Supplied by PECO Energy. Two (2) meters serve the property.

TOILET FACILITIES: **Unit 1:** One (1) ADA men's facility containing one (1) water closet, one (1) urinal and two (2) lavatories. One (1) ADA women's facility containing two (2) water closets and two (2) lavatories. Finishes include 2' x 2' acoustical ceiling tiles, VCT flooring and painted drywall. **Unit 2:** Restrooms built-to-suit. Plumbing lines in place.

WATER: 3/4" line connected to a 10" main. Service provided by AQUA Pennsylvania.

SEWER SERVICE: 10" lateral serviced by Bucks County Water & Sewer Authority.

GAS: 3/4" line. Service supplied by PECO Energy.

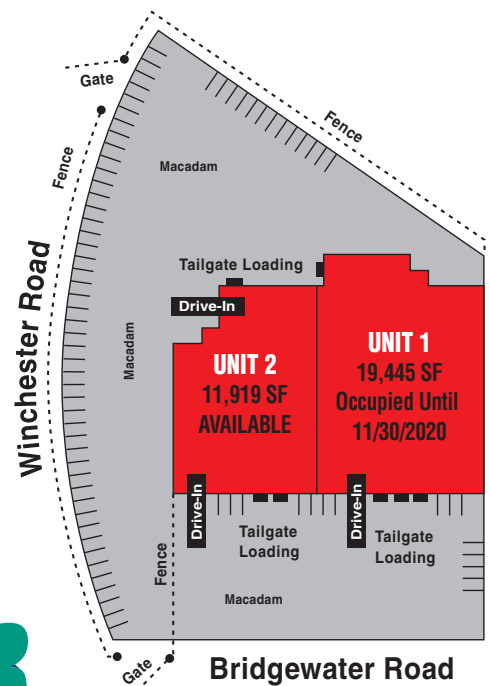
ZONING: L-I Light Industrial.

ASSESSMENT: \$144,660 (2015).

REAL ESTATE TAXES: School: \$21,959.30 (2015), County: \$3,356.11 (2015), Township: \$2,820.87 (2015), Total: \$28,136.28 (\$0.90/SF).

SITE PLAN

NOTE: Plan is not to scale



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LOCATION

Strategically located northwest of the intersection of Interstate 95 and Street Road (132), 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 just twenty-five (25) minutes from metropolitan Philadelphia, fifteen (15) minutes from Trenton, NJ, ninety (90) minutes from New York.

AIRPORT

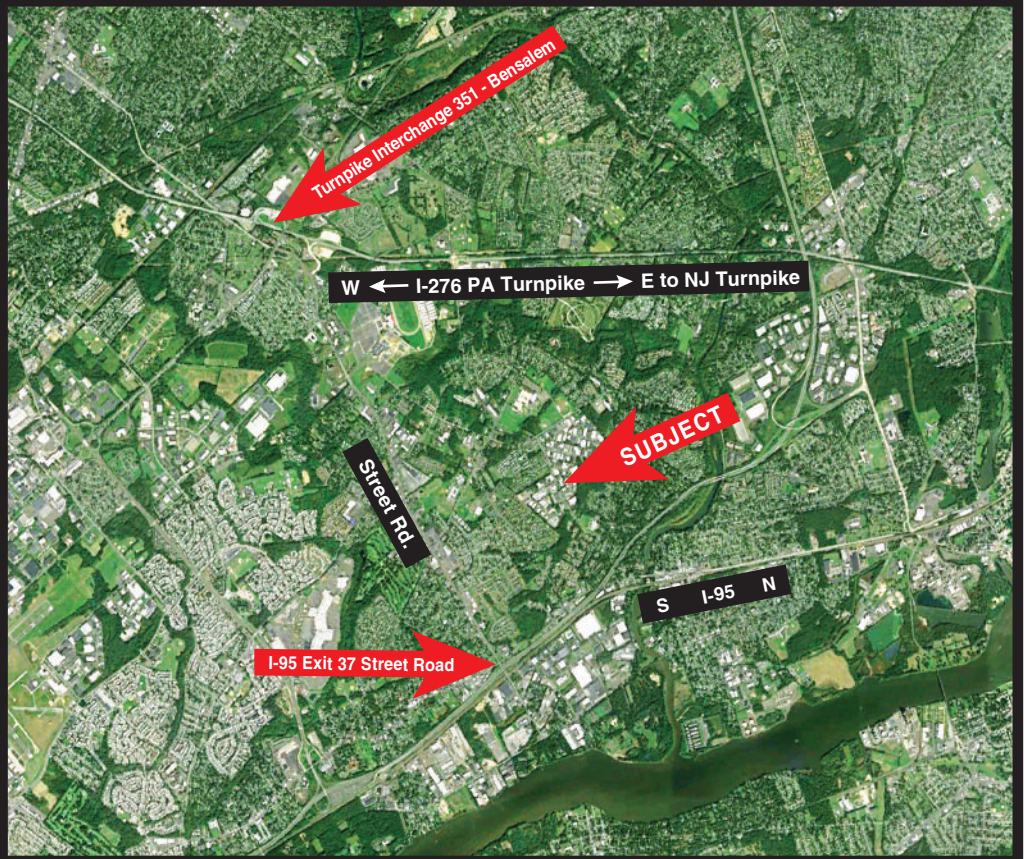
Philadelphia International is thirty-five (35) minutes away and the Northeast Philadelphia Airport is ten (10) minutes away.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION

Septa's Trenton line stops at the Bristol Train Station (Garden Street near Beaver Street). The 129 bus line stops at Bridgewater Road & Winchester Road, providing service less than two blocks away.



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