

AVAILABLE

# PRIME SUBURBAN PHILADELPHIA INDUSTRIAL FACILITY

40,295 Sq. Ft. Portion of 80,918 Sq. Ft. on 3.98 Acres



1750 Woodhaven Drive, Woodhaven Industrial Park, Bensalem, Bucks County, PA 19020

**LOT SIZE:** 3.98 acres

**DESCRIPTION:** Modern one-story, masonry and steel building

**SIZE OF BUILDING:** Approx. 80,918 sq. ft. (currently demised into two units)

**AVAILABLE SPACE:** Approx. 40,295 sq. ft.

**Plant/Warehouse:** Approx. 38,742 sq. ft. **Office:** Approx. 1,553 sq. ft.

**PARKING:** Parking for approx. one hundred ten (110) automobiles. Expandable.

**AGE OF BUILDING:** Built 1975.

**CONSTRUCTION:** **Frame:** Steel. **Walls:** Office area and front and east elevations are brick over concrete block. South and west elevations are painted stucco over block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Steel deck on top of which is insulation on top of which is a Carlisle rubber membrane roofing system warranted through April 27, 2035. Interior ship ladder.

**CEILING HEIGHT:** Approx. 16'8" sloping to 15'9" clear under bar joist.

**AVAILABLE LOADING:** **Tailgate:** Nine (9) manually-operated doors with edge-of-dock levelers and rubber bumpers—four (4) 8' x 9' steel sectional doors, two (2) 8' x 10' insulated steel sectional doors, and three (3) 9' x 10' insulated steel panel doors—eight (8) having dock lights. **Drive-In:** One (1) 14' x 14' electrically-operated steel roll-up door.

**COLUMN SPACING:** Mostly 32' x 40'.

**SPRINKLER:** 100% wet system.

**AVAILABLE HVAC:** **Plant/Warehouse:** Self-contained natural gas-fired blower units. Paddle fans throughout. **Office:** Rooftop-mounted units.

**AVAILABLE OFFICE AREA:** Approx. 1,553 sq. ft. divided into four (4) private offices and a bullpen area. Finishes include 2' x 2' acoustical ceiling tiles with 2' x 4' fluorescent lighting and painted drywall.

**AVAILABLE INTERIOR LIGHTING:** **Plant/Warehouse:** T-8 fluorescent fixtures. **Office:** T-8 fluorescent fixtures.

**EXTERIOR LIGHTING:** Wall-mounted fixtures.

**AVAILABLE ELECTRIC:** 2000 amp, 240 volt, 3 phase, 3 wire; service provided by PECO Energy.

**GAS:** 2 lbs. per sq. in. gauge; low pressure service provided by PECO Energy.

**WATER:** 3/4" line; service provided by Aqua Pennsylvania.

**SEWER:** 8" lateral; service provided by Bucks County Water & Sewer Authority.

**ASSESSMENT:** \$384,600 (2018)

**TAXES:** County: \$9,403 (2018), Township: \$7,500 (2018), School: \$61,218 (2018/2019), TOTAL: \$78,121 (\$0.97 per sq. ft.).

**ZONING:** L-I, Light Industrial.

## SITE PLAN

NOTE: Plan is not to scale



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#### LOCATION

Strategically located on Woodhaven Drive at Station Avenue—approx. one (1) mile southwest of the Street Road (Route 132) Interchange of I-95 and one (1) mile northeast of the Woodhaven Road (Route 63) Interchange of I-95—the property offers convenient access to the Pennsylvania Turnpike (Exit 351/Bensalem) as well as Route 1 and the Betsy Ross Bridge and Tacony–Palmyra Bridge to New Jersey. The property is just twenty (20) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.

#### PUBLIC TRANSPORTATION

SEPTA Bus 304 originates at Frankford Avenue and Torresdale Avenue and drops off within a short walk of the property. The Trenton Line of SEPTA Regional Rail offers service to the Cornwell Heights Rail Station, next door to the property.

#### AIRPORTS

Philadelphia International (PHL) is thirty (30) minutes away and Northeast Philadelphia (PNE) is ten (10) minutes away.

#### HOTELS

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

