



**1750 WOODHAVEN DRIVE
WOODHAVEN INDUSTRIAL PARK
BENSALEM, BUCKS COUNTY, PA 19020**

TAX PARCEL # 02-060-013-006

- LOT SIZE:** 3.98 acres
- DESCRIPTION:** Modern one (1) story masonry and steel building.
- SIZE OF BUILDING:** Approx. 80,918 sq. ft. (*currently demised into two units*)
- East Side:** Approx. 40,295 Sq. Ft. – *Available*
- Plant/Warehouse: Approx. 38,742 sq. ft.
Offices: Approx. 1,553 sq. ft.
- West Side:** Approx. 40,623 Sq. Ft. – *Currently Leased*
- Plant/Warehouse: Approx. 38,978 sq. ft.
Offices: Approx. 1,647 sq. ft.
- PARKING:** Approx. one hundred ten (110) automobiles. Expandable.
- AGE OF BUILDING:** Built 1975
- CONSTRUCTION:** **Frame:** Steel
- Walls:** **Offices and Front/East Elevations:** Brick over concrete block. **South/West Elevations:** Painted stucco over block.
- Floors:** Assumed to be 6" reinforced concrete but not verified.
- 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's ladder.
- CEILING HEIGHT:** 16'8" sloping to 15'9" clear under bar joist
- LOADING:** **East Side: 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.



- LOADING (cont'd):** **West Side: Tailgate:** Seven (7) manually-operated doors with rubber bumpers—four (4) 8' x 9' steel sectional doors and three (3) 8' x 8' insulated steel panel doors— four (4) having air curtains. **Drive-In:** Two (2) electrically-operated steel roll-up doors—one (1) measuring 15'9" x 14' and one (1) measuring 14' x 14'.
- COLUMN SPACING:** Mostly 32' x 40'.
- SPRINKLER SYSTEM:** 100% wet system.
- HVAC:** **East Side: Plant/Warehouse:** Self-contained natural gas-fired blower units. Paddle fans throughout. **Offices:** Rooftop-mounted units.
West Side: Plant/Warehouse: Self-contained oil-fired units (*non-operational*). **Offices:** Rooftop-mounted units.
- INTERIOR LIGHTING:** **East Side: Plant/Warehouse:** T8 fluorescent. **Offices:** T8 Fluorescent.
West Side: Plant/Warehouse: Twin-tube fluorescent fixtures. **Offices:** Fluorescent.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- OFFICE AREA:** **East Side:** Approx. 1,553 sq. ft. divided into one (1) bullpen area and four (4) private offices. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting and painted drywall.
West Side: Approx. 1,647 sq. ft. divided into one (1) conference room, one (1) bullpen area, two (2) private offices and one (1) reception area. Finishes include VCT flooring, 2' x 2' acoustical ceiling tiles, 2' x 4' fluorescent lighting and painted drywall.
- TOILET FACILITIES:** **East Side: Plant/Warehouse:** One (1) men's room having four (4) water closets, two (2) lavatories, three (3) urinals and one (1) slop sink. One (1) ladies' room having two (2) water closets and two (2) lavatories. Finishes include vinyl composition tile flooring and painted drywall. **Offices:** One (1) men's room and one (1) ladies room each having one (1) water closet and one (1) lavatory. Finishes include ceramic tile flooring with ceramic tile wainscot.
West Side: Plant/Warehouse: One (1) men's room and one (1) ladies room each with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, VCT flooring and painted drywall. One (1) men's room with two (2) water closets, one (1) urinal and two (2) lavatories. One ladies' room with two (2) water closets and two (2) lavatories. Finishes include ceramic tile flooring with ceramic tile wainscot. **Offices:** One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, ceramic tile floor with ceramic tile wainscot.
- ELECTRIC:** **East Side:** 2000 amp, 240 volt, 3 phase, 3 wire; service provided by PECO Energy.
West Side: 800 amp, 277/480v, 3 phase, 4 wire; service provided by PECO Energy.
- GAS:** **East Side:** 2 lbs per sq. in. gauge; low pressure service provided by PECO Energy.
West Side: 2 lbs per sq. in. gauge; low pressure service provided by PECO Energy.
- WATER:** ¾" line serviced by Aqua Pennsylvania.



SEWER: 8" lateral, serviced by Bucks County Water and Sewer Authority.

ASSESSMENT: \$384,600 (2018)

REAL ESTATE TAXES: County \$ 9,403 (2018)
Township \$ 7,500 (2018)
School \$ 61,218 (2018/2019)
TOTAL \$ 78,121 (\$0.97/SF)

ZONING: L-I, Light Industrial

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.

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.

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.

