



21 Years
of Excellence

FOR SALE or LEASE

Flex Space

480 State Road

Bensalem, PA 19020

NEW CONSTRUCTION!

Total Square Footage: 20,000+/-sf

- Available Square Footage:
 - 2,000sf – 20,000sf
- Lot Size: 3.60 Acres
- Construction
 - Walls: Steel
 - Frame: Structural Steel
 - Floor: 6" Reinforced
 - Roof: Rubber Coated Metal
 - Façade: Masonry
- Ceiling Height: 27'6"
- HVAC: Warehouse - Gas Unit Heater
Office - Roof Top Units
- Electric: 3 Phase (220-240-440 volt)
- Office Area: Build to Suit
- Toilet Facilities: Build to Suit
- Zoning: M-1 Light Industrial



South Side View



North Side View

***Just Outside of Philadelphia
Great Access to I-95 (Street Road exit)***

For Further Information

Arthur Deussing
Vice President

Ben Altman
Vice President

610.902.3900

ADeussing@PrestigeGroup.com

BAltman@PrestigeGroup.com

www.PrestigeGroup.com

Serving Pennsylvania, New Jersey and Delaware

This Information is Deemed Accurate Though Subject to Errors and Omissions