



21 Years
of Excellence

FOR SALE or LEASE Industrial Building

42,000+/-sf

(divisible from 12,000—42,000sf)

- ◆ 42,000+/- Square Feet
- ◆ Lot Size: 3+/- Acres
- ◆ 8 Tailgate Loading Docks
- ◆ 4 Drive-in Doors
- ◆ 5,000+/-sf Office Area
- ◆ 600sf Dispatch Room
- ◆ 20' Clear Ceiling Height
- ◆ Excellent Column Spacing (50'x 60')
- ◆ Wet Sprinkler System
- ◆ Masonry & Metal Construction
- ◆ Concrete Floors
- ◆ Fenced Rear Lot w/2 Drive in Doors
- ◆ Hard Air Lines
- ◆ Heavy 3 Phase Power
- ◆ Sodium Vapor/Fluorescent Lighting
- ◆ Gas Heat (4 Zone Control System)
- ◆ Exterior Lighting
- ◆ Security System



2522 State Road

Bensalem, PA 19020

Instant Access to I-95 (Street Road)

Excellent Proximity to PA Turnpike

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Serving Pennsylvania, New Jersey and Delaware

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his Information is Deemed Accurate Though Subject to Errors and Omissions