

For SALE

Prime Industrial Facility with Outside Storage

Located in the Bucks County Enterprise Zone at Street Rd & I-95 • 600 Center Avenue, Bensalem, PA



Enterprise Zone Incentives

1. \$1,000.00 in tax credits for each new full time job created at 150% of federal minimum wage.
2. Infrastructure improvements are automatically eligible for grants.
3. Job training grants up to 100% of eligible cost are available for training which results in new full time employment opportunities.
4. Up to \$500,000 corporate net income tax credits for the value of rehabilitating, expanding or improving buildings and land.

Financing: 90% financing available to a qualified buyer, 50% of which could be at a 2.25% interest rate amortized over fifteen (15) years.

LOT SIZE: Approximately 3.78 Acres.*

DESCRIPTION: Modern one (1) story masonry and steel building.

SIZE OF BUILDING: Approx. 35,710 sq. ft., **Plant/Warehouse:** Approx. 26,984 sq. ft. **Office Area:** Approx. 8,726 sq. ft.

PARKING: Parking for approximately forty-five (45) automobiles.

AGE OF BUILDING: Constructed in 1965.

CONSTRUCTION: **Walls:** The office structure is block with a stucco finish. The front elevation of the plant/warehouse area is brick over block and the sides and rear are painted block. **Floors:** Reinforced concrete slab. **Roof:** .060 Carlisle PVC membrane roofing system installed over 1.5" polyisocyanurate insulation, mechanically fastened using Rhino bond plates. System installed May 2012 along with new custom fabricated gutters, downspouts, gravel stop and fascia. The roof was installed by EDA Contractors, Inc. and is covered by a manufacturer's material warranty until May 2022.

CEILING HEIGHT: 16'6" sloping to 16'3" clear under the bar joist in the main plant/warehouse area. The rear section of the building (7,130 Sq. Ft.) is approximately 12'2" clear under the bar joist.

LOADING: **Tailgate:** One (1) interior tailgate loading dock accessed by an electrically operated steel roll-up door measuring 12' x 15'. The interior tailgate pit measures 13'6" x 48'. One (1) exterior tailgate dock is accessed via a 12' x 9'11" manually operated steel roll-up door. **Drive-In:** One (1) 10' x 11' manually operated steel roll-up door.

COLUMN SPACING: 49'3" x 20'

SPRINKLER SYSTEM: 100% wet system monitored by Mercury Systems at an annual cost of \$1,200. (Cost inclusive of burglar alarm monitoring.)

HVAC: **Plant/Warehouse:** Natural gas-fired Modine blower units. **Office Area:** Heated and cooled by six (6) Carrier package units. Three (3) 5-ton units installed May 2011. One (1) 3-ton unit installed May 2011. One (1) 3-ton unit installed February 2015. One (1) 3-ton unit manufactured in December 2003 (installation date unknown).

INTERIOR LIGHTING: Combination of T-5 fluorescent and metal halide fixtures.

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRIC: 800 amp/3 phase, 120/208 volt service provided by PECO, via a 150 KVA transformer.

OFFICE AREA: Approximately 8,726 sq. ft. featuring twenty-seven (27) private offices, three (3) bullpen areas, two (2) conference rooms and one (1) kitchenette. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and carpet tiles. One (1) conference room features 2' x 2' acoustical ceiling tiles with parabolic lighting fixtures, carpet tile flooring, painted drywall and a wainscot of raised wood paneling.

WATER: 1" line, connected to an 8" main, service supplied by Aqua Pennsylvania.

SEWER: 8" main, service supplied by Bucks County Water & Sewer Authority.

GAS: 2" line, connected to a 4" main, service supplied by PECO.

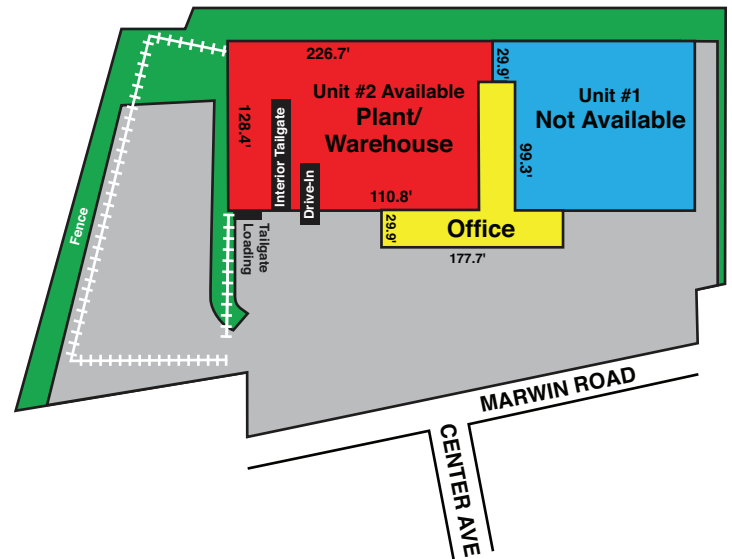
ASSESSMENT: \$79,520 (2016)

REAL ESTATE TAXES: County: \$1,844.86 (2016), Township: \$1,550.64 (2016) School: \$12,071.09 (2016), TOTAL: \$15,466.59 (\$0.43/SF)

ZONING: L-I – Light Industrial

SITE PLAN

NOTE: Plan is not to scale



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LOCATION: Strategically located at the Street Road Interchange of I-95 (Route 132). The property is within twenty (20) minutes of Center City Philadelphia and a five (5) minute drive to Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike.

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

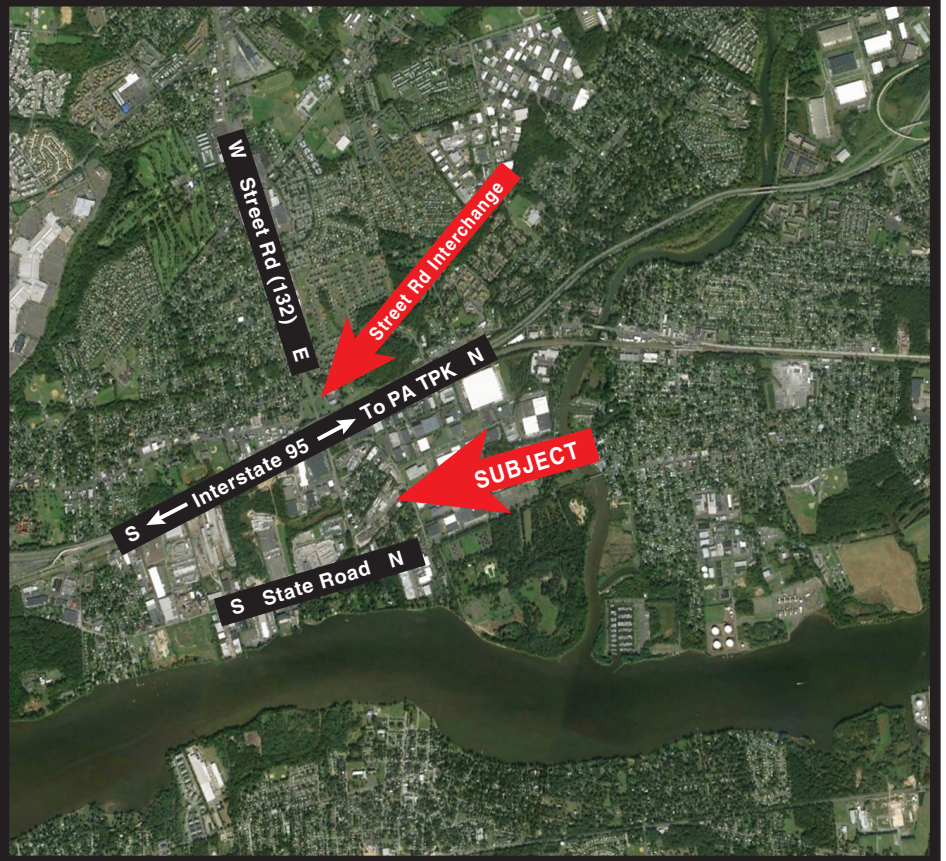
HOTELS: Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION: The Trenton Line of SEPTA Regional Rail stops at the Eddington Train Station (Street Road & I-95) which is within walking distance. SEPTA Bus 133 provides service less than a block away.

ENTERPRISE ZONE: This property is located in The Bucks County Enterprise Zone which is designed to assist the local business community in providing technical, financial and infrastructure assistance to companies looking to locate or remain in the area and create or retain jobs.

MISCELLANEOUS:

- One (1) kitchenette area finished with ceramic tile flooring, base and wall cabinets and sink.
- Compressed airlines are distributed throughout the plant/warehouse area.
- Large fenced-in yard to accommodate outside storage.



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