



**777 WINKS LANE
EXPRESSWAY 95 INDUSTRIAL PARK
BENSALEM, BUCKS COUNTY, PA 19020
TAX PARCEL #: 02-079-010-001**

| | |
|--------------------------|--|
| LOT SIZE: | 3.7 acres |
| DESCRIPTION: | One-story, modern, fleet service facility. |
| SIZE OF BUILDING: | Approx. 15,975 sq. ft.; Expandable. <u>Office:</u> Approx. 6,280 sq. ft. <u>Shop:</u> Approx. 8,680 sq. ft. <u>Mezzanine:</u> Approx. 1,015 sq. ft. |
| PARKING: | Site is mostly paved (macadam, concrete and gravel) |
| AGE OF BUILDING: | Built 1980. |
| CONSTRUCTION: | <u>Walls:</u> Split face block with insulated steel panel above. <u>Floors:</u> 12" double reinforced concrete. <u>Roof:</u> <i>Office & Paint Bay:</i> EPDM with warranty. <i>Shop:</i> Standing seam metal. |
| CRANES: | One (1) twenty (20) ton capacity bridge crane having a span of approx. 60' and approx. 22'0" clear under hook. |
| CEILING HEIGHT: | 29'3" sloping to 28'5" to underside of steel purlins. |
| LOADING: | <u>Drive-In:</u> Six (6) 16' x 16' insulated electrically-operated steel sectional doors each having vision panels and compressed air hose reels. |
| COLUMN SPACING: | Clear span (60'). |



HVAC: Office: Natural gas fired rooftop package unit.
Shop: Infrared natural gas unit heaters and exhaust fans.

INTERIOR LIGHTING: 1000 watt metal halide high bay fixtures.

EXTERIOR LIGHTING: Wall-mounted and pole-mounted fixtures.

ELECTRIC: 600 amp, 120/240 volt, 3 phase, 3 wire; service provided by PECO Energy.

GENERATOR: Automatic standby 150KW Cummins/Onan natural-gas backup generator with 600 amp automatic transfer switch; supplies power to the entire facility.

OFFICES: 6,280 sq. ft. **First Floor:** 3,093 sq. ft. consisting of four (4) private offices, three (3) open bullpens, reception area, kitchen and air-conditioned parts room. **Second Floor:** 3,187 sq. ft. consisting of one (1) executive office with executive washroom, seven (7) private offices, four (4) open bullpens, conference room and break room. Finishes include 2' x 2' acoustical ceiling tiles with fluorescent lighting, a combination of painted drywall and vinyl-covered drywall and a combination of vinyl composition tile and carpet.

TOILET FACILITIES: Office: Two (2) men's rooms each having one (1) water closet and one (1) lavatory. One (1) ladies' room having one (1) water closet and one (1) lavatory. One (1) executive washroom within the executive office having one (1) water closet and one (1) lavatory. Finishes include 2' x 2' acoustical ceiling tiles, fluorescent lighting, ceramic tile flooring and painted drywall having a wainscot of ceramic tile.
Shop: One (1) men's room having two (2) water closets, two (2) urinals, one (1) full Bradley washbasin and adjacent locker room. Finishes include 2' x 2' acoustical ceiling tiles, fluorescent lighting, ceramic tile flooring and painted drywall.

WATER: Service provided by Aqua PA.

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

GAS: 1" service to the building and 3" service to the backup generator; supplied by PECO Energy.

ASSESSMENT: \$248,480 (2017)

TAXES:

| | | <u>Building</u> | <u>Cell Tower</u> |
|----------------|-----------------------------|-----------------|-------------------|
| County | \$ 5,765 (2017) | \$ 3,747 | \$ 2,018 |
| Township | \$ 4,845 (2017) | \$ 3,149 | \$ 1,696 |
| School | \$ 38,624 (2016/2017) | \$ 25,106 | \$ 13,518 |
| TOTAL | \$ 49,234 (2017) | \$ 32,002 | \$ 17,232 |

ZONING: G-I, General Industrial District

LOCATION: Strategically located at the Street Road Interchange of I-95 (Route 132), the property is five (5) minutes of Exit 351 (Bensalem Interchange) of the Pennsylvania Turnpike and provides convenient access to US Route 1 and the



bridges to New Jersey. The property is within twenty (20) minutes of Center City Philadelphia.

AIRPORT:

Philadelphia International (PHL) is thirty-five (35) minutes away. 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:**

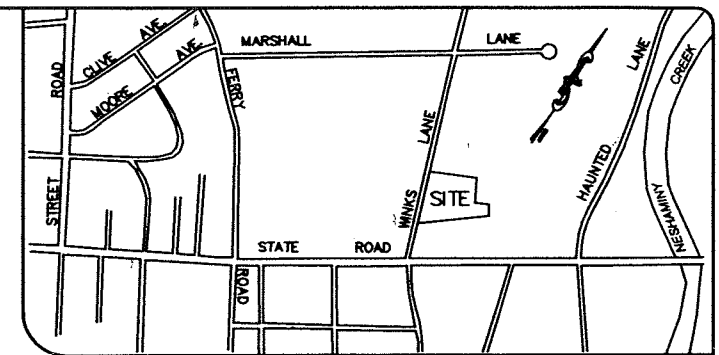
SEPTA R7 train stops at Eddington Train Station (Street Rd & I-95). SEPTA Bus R-304 provides service less than a block away.

ENTERPRISE ZONE:

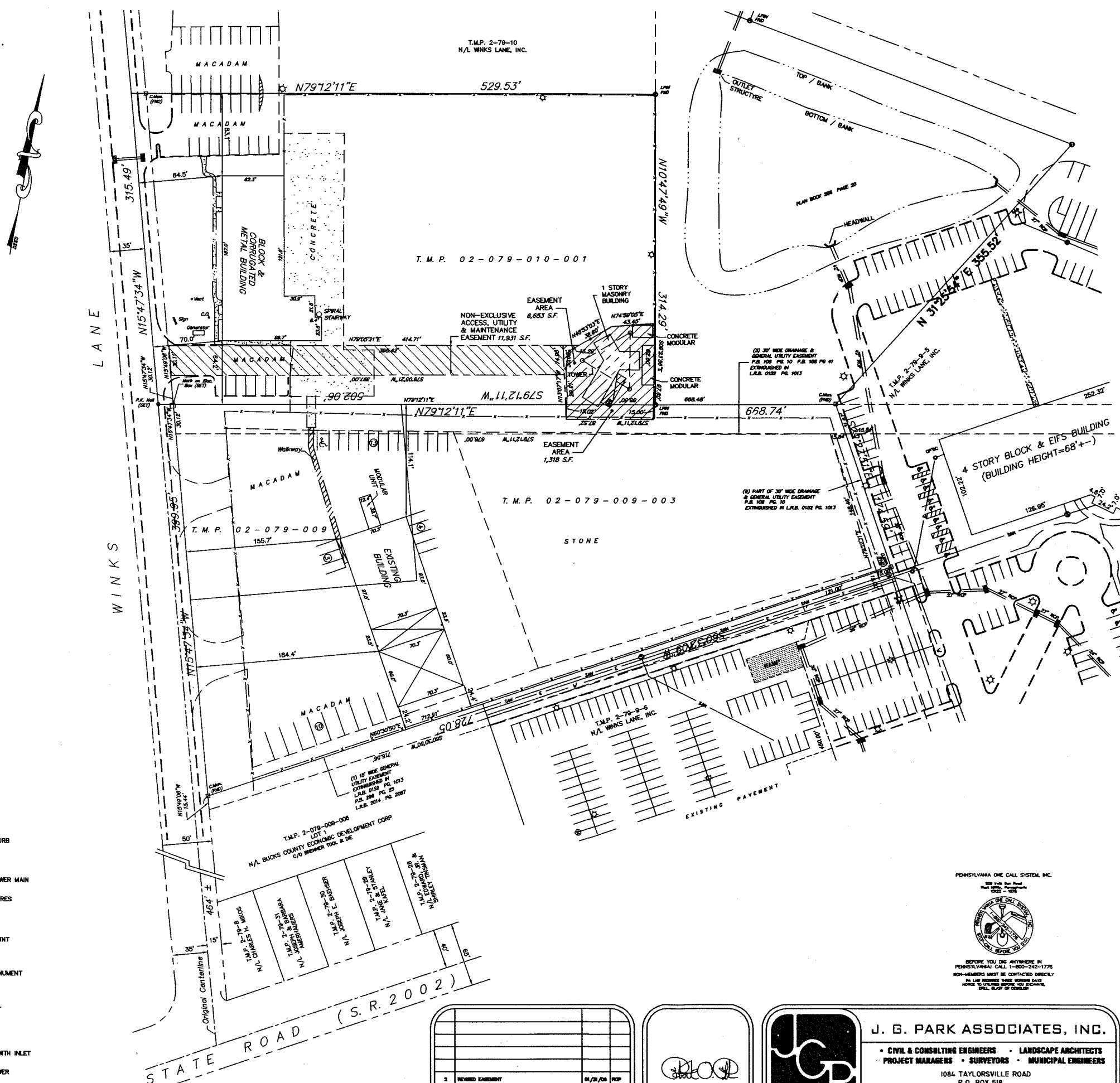
The Bucks County Enterprise Zone Program offers assistance to the local business community by providing technical, financial and infrastructure assistance to companies looking to locate/remain in the area and create/retain jobs. Within the zone, revolving loan funds are established, which are supported by competitive grants-to-loans of up to \$500,000 per project.

**FLEET SERVICE:
AMENITIES**

- ▶ **Automatic standby 150KW Cummins/Onan natural-gas backup generator with 600 amp automatic transfer switch, which supplies power to the entire facility**
- ▶ Large, stoned and fenced rear yard with gated entrance. Suitable for outside storage.
- ▶ 3-phase welding equipment outlets throughout.
- ▶ 30 horsepower air compressor system with distribution throughout.
- ▶ Paint bay (approx. 20' x 60') with explosion-proof lighting, heat, filtered exhaust fans and drive-in door.
- ▶ Outside equipment washing area with 2-stage underground grease-trap concrete tank.














LOCATION MAP
SCALE: 1"=800'±



- NOTES:
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBERS 02-079-008, 02-079-009-003 & 02-079-010-001, CONTAINING 8.2387 ACRES OF LAND MORE OR LESS.
 2. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. AS-BUILT PLAN OF TAX MAP PARCEL 2-79-10-1, PREPARED AND INCORPORATED BY S. PARK ASSOCIATES, INC., ENGINEERS AND SURVEYORS, WASHINGTON CROSSING, PA, DATED NOVEMBER 22, 1980, JOB NUMBER 3018-1.
 - B. ADDITIONS AND ALTERATIONS TO EXISTING FACILITY AT ROLLINS LEASING CORP., BY LAWRENCE F. BRILL INC., CONSULTING ENGINEERS, CORAL GABLES, FLORIDA, FILE NUMBER 9522, DATED JUNE 6, 1995.
 - C. SITE PLAN, ROLLINS LEASING CORP., BY INTERNATIONAL MANAGEMENT CONSULTANTS, DATED JULY 6, 1978, LAST REVISED MAY 17, 1979, DRAWING NUMBER AIE-1.
 3. PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS AND DOCUMENTS (UNRECORDED AND UNRECORDED).
 4. THE SITE IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAPS FOR BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42071C05008 F, EFFECTIVE DATE MAY 10, 1980.
 5. UNDERGROUND UTILITIES SHOWN HEREON WERE DEVELOPED FROM INFORMATION SUPPLIED BY OTHER AND LOCATIONS OF VISIBLE SURFACE STRUCTURES. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION CAN NOT BE GUARANTEED. ANYONE UTILIZING THIS INFORMATION SHOULD COMPLY WITH PENNSYLVANIA ACT 30.

LEGEND

- | | |
|---|--------------------------------|
|  | EXISTING CONCRETE CURB |
|  | EXISTING GAS LINE |
|  | EXISTING SANITARY SEWER MAIN |
|  | EXISTING OVERHEAD WIRES |
|  | EXISTING LIGHT POLE |
|  | EXISTING PARKING COUNT |
|  | EXISTING CONCRETE MONUMENT |
|  | EXISTING UTILITY POLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER MAIN |
|  | EXISTING STORM PIPE WITH INLET |
| | EXISTING SANITARY SEWER |

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS SEAL HAS BEEN SPECIFICALLY PREPARED FOR THE COVER DESIGN HEREON. ANY OTHER SEAL, REPRODUCTION OR COPIES THEREOF, WITHOUT THE WRITTEN CONSENT OF J. & P. ASSOCIATES, INC. IS PROHIBITED. VIOLANCE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IT IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

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GRAPHIC SCALE




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PLOT PLAN

TAX MAP PARCELS 02-079-009,
02-079-000, 021-1-02-079-010, 021

BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PREPARED FOR
AmQUIP CORPORATION

| | |
|-----------------------|-------------------|
| SCALE 1"=50' | JOB NO. 3018-3 |
| DATE 05/01 | DRAWN BY WBW |
| CHECKED BY 3/24/05 | CHECKED BY ROP |

SHEET NO.
1 OF 1