

AVAILABLE FOR LEASE
744 WALNUT AVENUE
BENSALEM, BUCKS COUNTY, PA



PROPERTY DESCRIPTION:	Three (3) building, multi-tenant industrial complex featuring clear-span space.	
BUILDING SIZE:	56,764 +/- square feet (Buildings 1, 2, 3)	
	Building 1:	40,540 SF
	Unit 1A: (office)	(LEASED) 2,000 SF
	Unit 1B:	(LEASED) 7,680 SF
	Unit 1C:	9,920 SF
	Unit 1D:	(two-story) 2,700 SF; divisible to 1,350 SF
	Unit 1E:	(LEASED) 4,800 SF
	Unit 1F:	(LEASED) 3,190 SF
	Unit 1G:	(LEASED) 1,450 SF
	Unit 1H:	(LEASED) 4,400 SF
	Unit 1I:	(LEASED) 4,400 SF
	Building 2:	(LEASED) 4,620 SF
	Building 3:	11,604 SF
	Unit 3A:	(LEASED) 5,032 SF
	Unit 3B:	(LEASED) 2,510 SF
	Unit 3C:	(LEASED) 2,031 SF
	Unit 3D:	(LEASED) 2,031 SF

LOT DESCRIPTION:	3.308 +/- acres, or 144,093 +/- square feet
CONSTRUCTION:	Walls: Painted masonry block Structure: Steel I-beams, columns and bar joists Floor: Reinforced concrete Roof: Corrugated metal deck
OFFICE AREA:	Varies per unit
CEILING HEIGHT:	Unit 1A: 16'-18' clear Unit 1B: 16'3"-18' clear Unit 1C: 16'3"-18' clear Unit 1D: 13' +/- clear Unit 1E: 20'4" clear to bar joists; 23'4" to deck Unit 1G: 20'4" clear to bar joists; 23'4" to deck Unit 1H: 20'4" clear to bar joists; 23'4" to deck; rear area -12' clear Unit 1I: 20'4" clear to bar joists; 23'4" to deck Bldg. 2: 16' clear +/- Unit 3A: 21' clear; 22'4" to deck Unit 3B: 21' clear; 22'4" to deck Unit 3C: 21' clear; 22'4" to deck
LOADING:	Unit 1A: One (1) 8' x 8' drive-in door Unit 1B: Two (2) 14' x 10' drive-in doors Unit 1C: Two (2) 14' x 10' drive-in doors Unit 1D: None, one drive-in door can be installed Unit 1E: One (1) 14' x 10' drive-in door Unit 1H: One (1) 14' x 10' drive-in door; rear unit one (1) 10' x 10' drive-in door Unit 1I: One (1) 14' x 10' drive-in door & one (1) 14' x 20' drive-in door Bldg. 2: One (1) oversized drive-in door Unit 3C: One (1) 14' x 10' drive-in door
COLUMN SPACING:	Most units are clear-span
HVAC:	Warehouse: Most units are heated via suspended, natural gas-fired units Office Area: Some office areas are equipped with combination HVAC units
LIGHTING:	Fluorescent and incandescent fixtures



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ELECTRIC SERVICE: 120/240 volts, 3 wire, single and 3-phase, 100-200 +/- amps per unit; separately metered for each unit

WATER/SEWER: Municipal

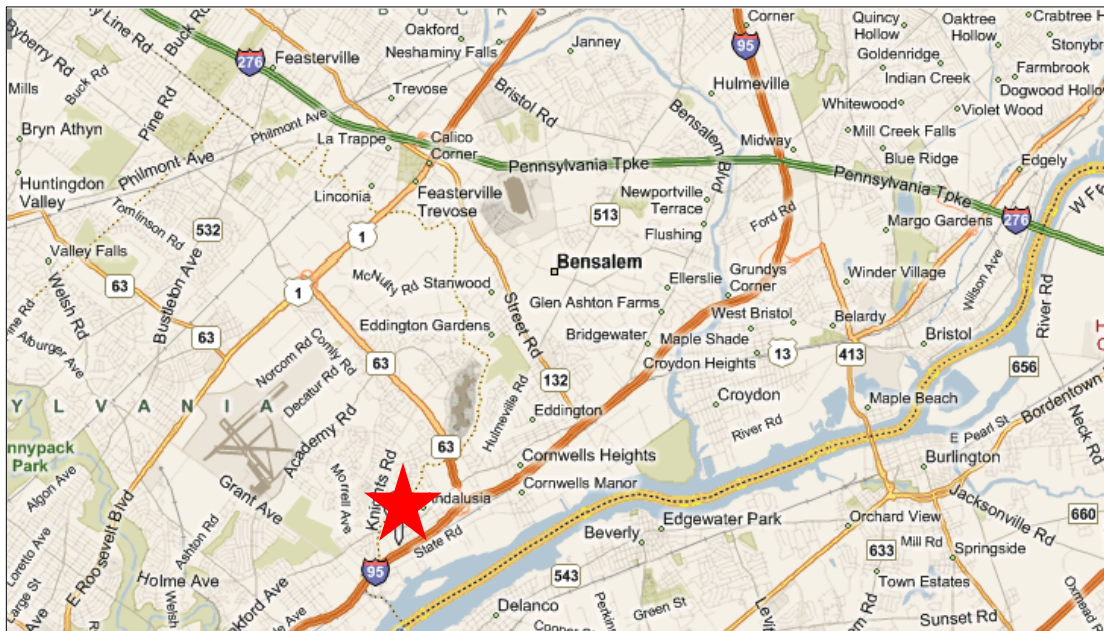
ZONING: M1 – Light Industrial

REAL ESTATE TAXES: \$33,887.08 (2015/'16), or approximately \$0.59 PSF

TAX PARCEL #: 02-023-040

ADDITIONAL FEATURES: Unit 1B – 28' x 24' mezzanine storage area

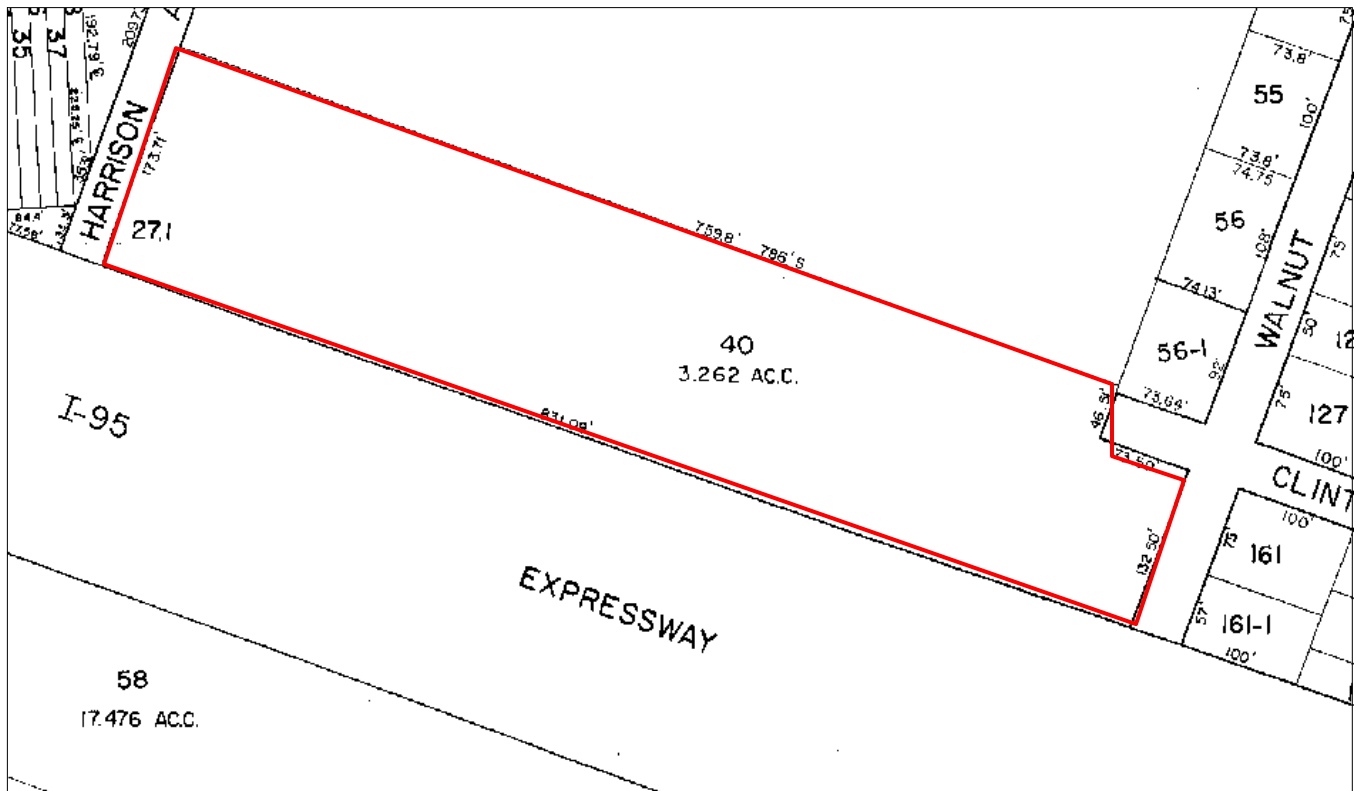
LOCATION: Situated off Mill Road, between Bristol Pike (Route 13) and State Road, bordering I-95. Highly visible to both north and southbound traffic of I-95. Woodhaven Road (Route 63), which is located 2 miles to the north serves as a direct link between I-95 and US Route 1. Minutes from Interchange #28 of the PA Turnpike via Route 1 (Roosevelt Blvd).



FOR MORE INFORMATION PLEASE CONTACT:
Adam Lashner, SIOR, Vice President, adam.lashner@naimertz.com
Jeffrey Licht, SIOR, Senior Vice President, jeff.licht@naimertz.com
NAI MERTZ
(215) 396-2900



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