

**AVAILABLE FOR LEASE**  
**1440 WELLS DRIVE**  
**BENSALEM, PENNSYLVANIA**



**UNDER NEW OWNERSHIP!**

**26,746 SF INDUSTRIAL / FLEX BUILDING - MOVE-IN READY!**

**CONTACT**

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**COURT STREET**  
VENTURES

# PROPERTY DETAILS

1440 WELLS DRIVE BENSLEM, PA



SPACE AVAIL

**26,746±  
SQ. FEET**



ACREAGE

**2.47±  
ACRES**



CEILING  
HEIGHT

**20'  
CLEAR**



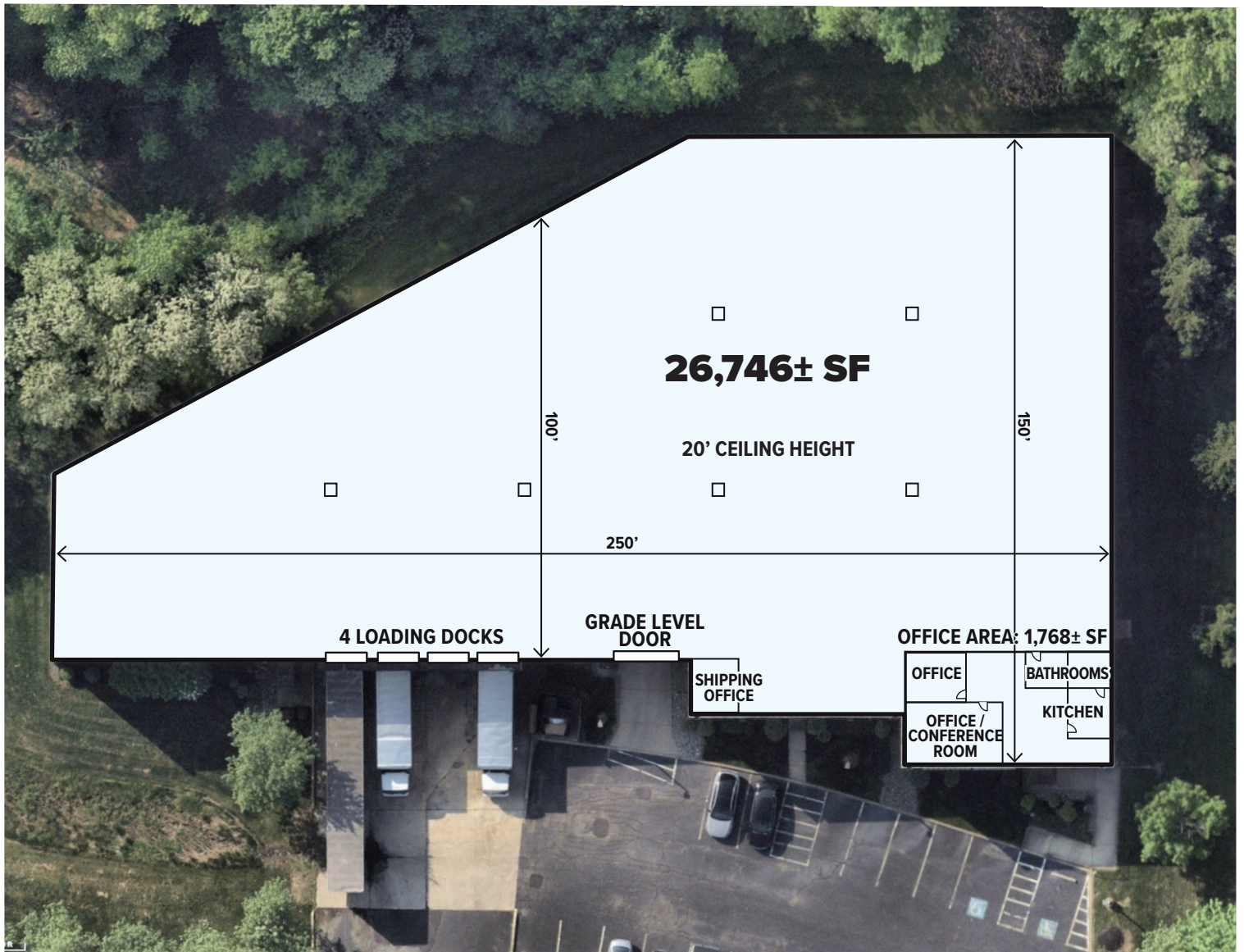
LOADING

**4 TAILGATES  
1 DRIVE-IN**

BUILDING SIZE	26,746± SF
ACREAGE	2.47± acres
YEAR BUILT	2007
ZONING	LI - Light Industrial
TAXES (2025)	\$32,234
UTILITIES	All municipal utilities

LOADING	(4) 8'x10' tailgates w/ levelers (1) 12'x14' drive-in
CEILING HEIGHT	20' clear
POWER	200 amp
OFFICE AREA	1,768± SF
FIRE SUPPRESSION	100% wet system
HVAC	(9) gas heaters & (9) ceiling fans in warehouse (1) RTU w/ heat & A/C in office

**MOVE-IN READY!**



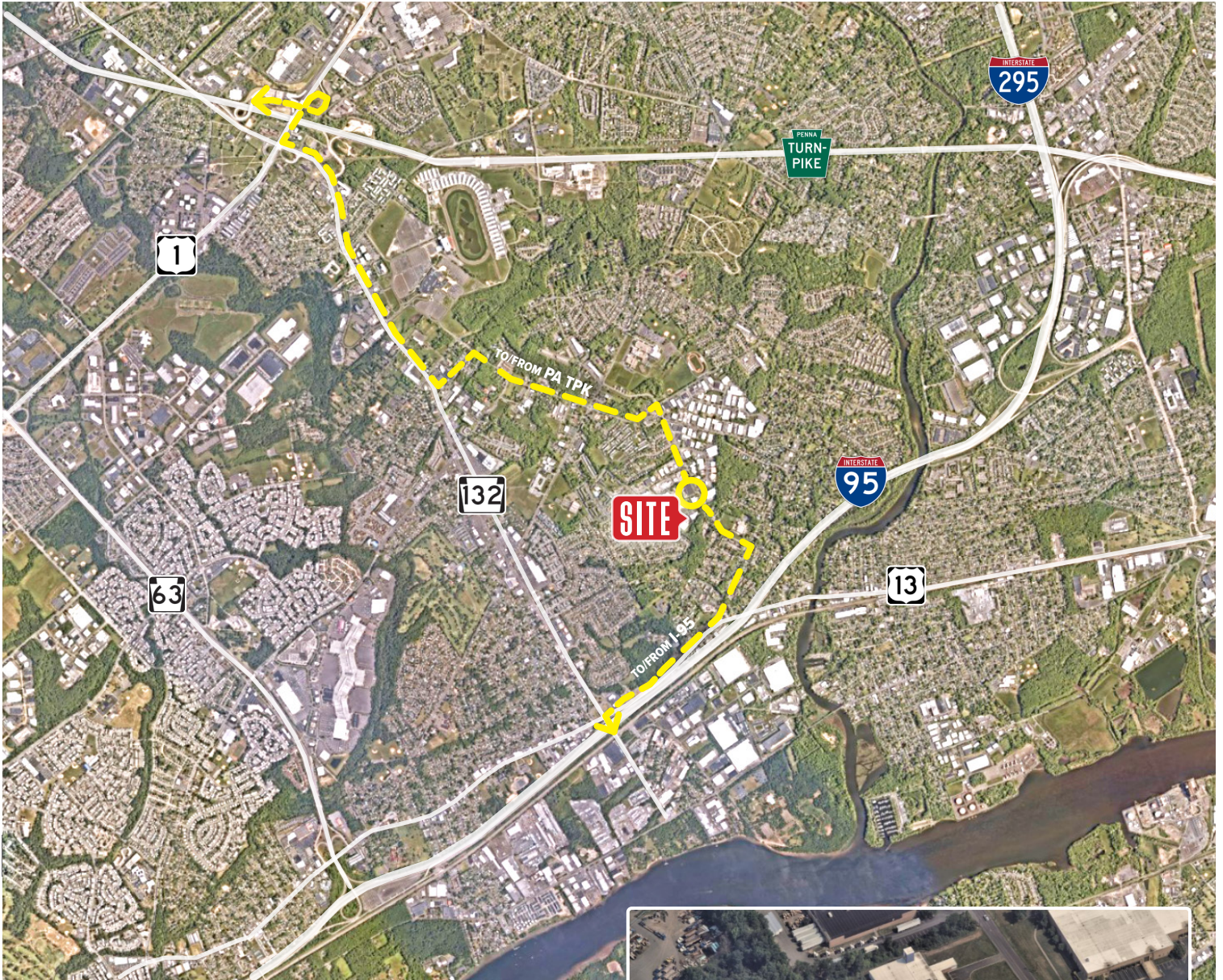
**INTERIOR PHOTOS**

**1440 WELLS DRIVE BENSLEM, PA**



# LOCATION INFORMATION

1440 WELLS DRIVE BENSLEM, PA



Route 13 (Bristol Pike)	0.9 mi
I-95	2.0 mi
Route 132 (Street Road)	2.1 mi
PA Turnpike	4.6 mi
NJ Turnpike	9.4 mi
Center City Philadelphia	18.2 mi

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