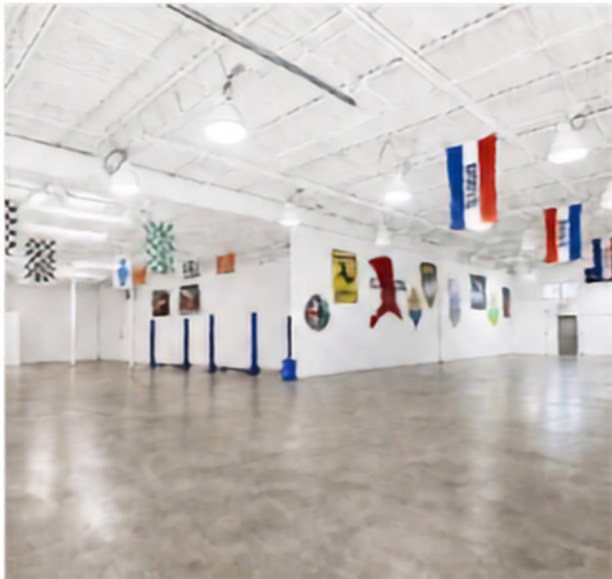


Prime Bucks County Industrial Facility



**1448 Ford Road, Bridgewater
Industrial Park Bensalem, PA**



PROPERTY FEATURES



1.08-Acre Site



11,570 +/- SF Available



15'10" Clear Ceiling Height



One (1) Loading Dock



Two (2) Drive- In Doors.



200 Amp, 240V, 3-Phase



GAF TPO Roofing System



L-1 Light Industrial Zoning

**Bucks County
Enterprise Zone**

2.5 MILES
TOI-95 / STREET ROAD INTG.

Flexible Floorplan

Strategically located in Bridgewater Industrial Park with convenient access to I-95, the Pennsylvania Turnpike, Route 1 and bridges to New Jersey.

Roddy

Industrial&Commercial Real Estate

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403 Bensalem, PA 19020

Ph. (215) 245-2600

Fax (215) 245-2670

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