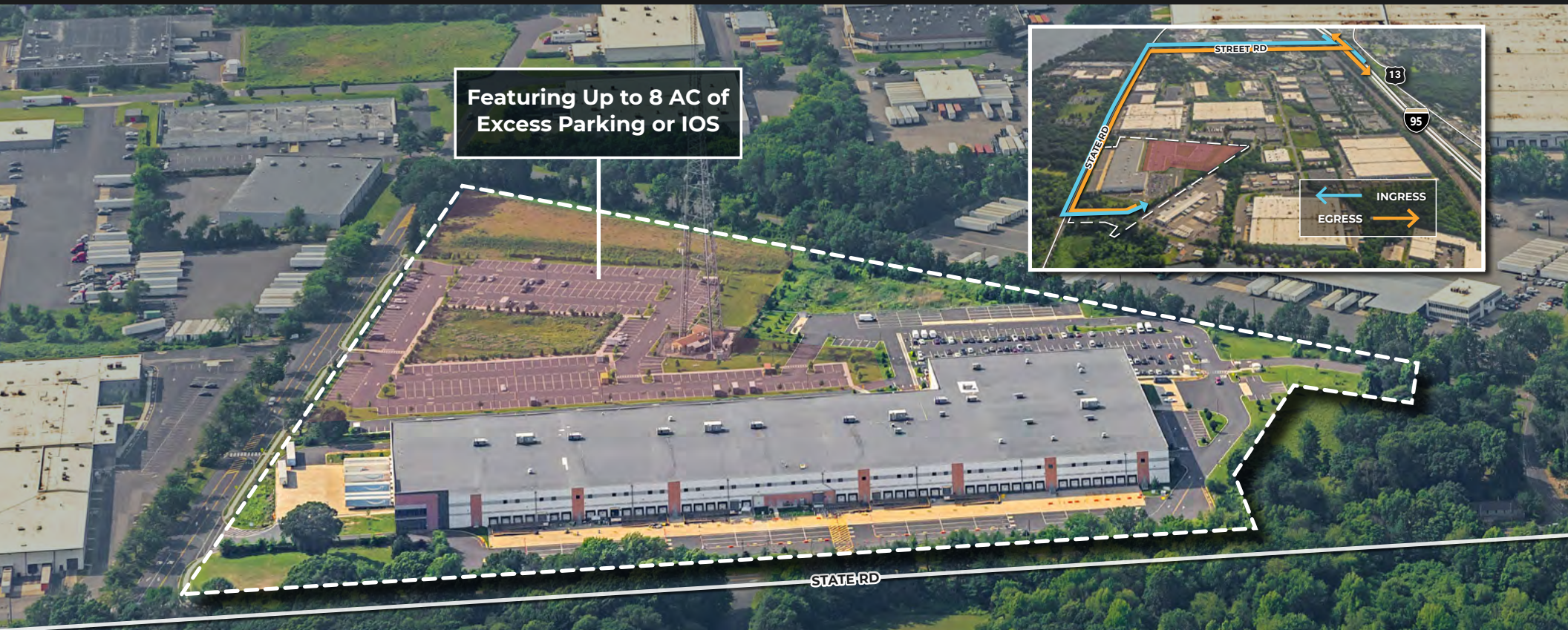


3750 State Road, Bensalem, PA

# 235,240 SF Available For Lease



Featuring Up to 8 AC of Excess Parking or IOS



Immediate Access to I-95



Strong Local Workforce



Proximity to Parcel & Intermodal Facilities



Best-In-Class Building Specification

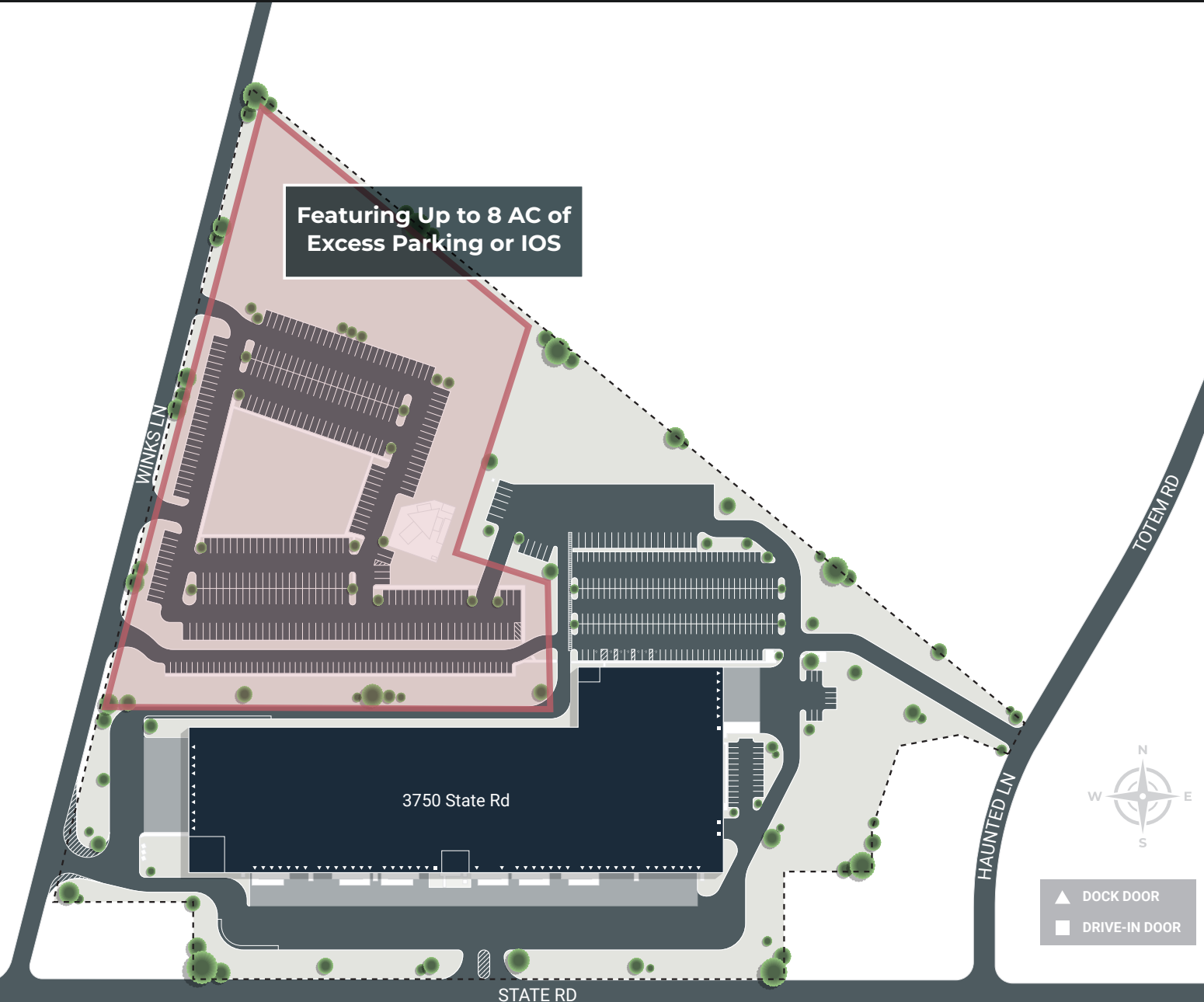
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# Property Specifications



**235,240 SF**  
Available

**22.75 AC**  
Land Area

**36'**  
Clear Height

**50' X 54'**  
Column Spacing  
(60' loading bays)

**565**  
Car Parking Spaces

**59**  
Trailer Stalls

**SINGLE SIDE**  
Loading Format

**130'**  
Truck Court

**49 (9'X10')**  
Tailgate Doors

**3 (12'X14')**  
Drive-in Doors

**ESFR**  
Sprinkler

**LIGHTING**  
High Bay LED fixtures

# Local Access



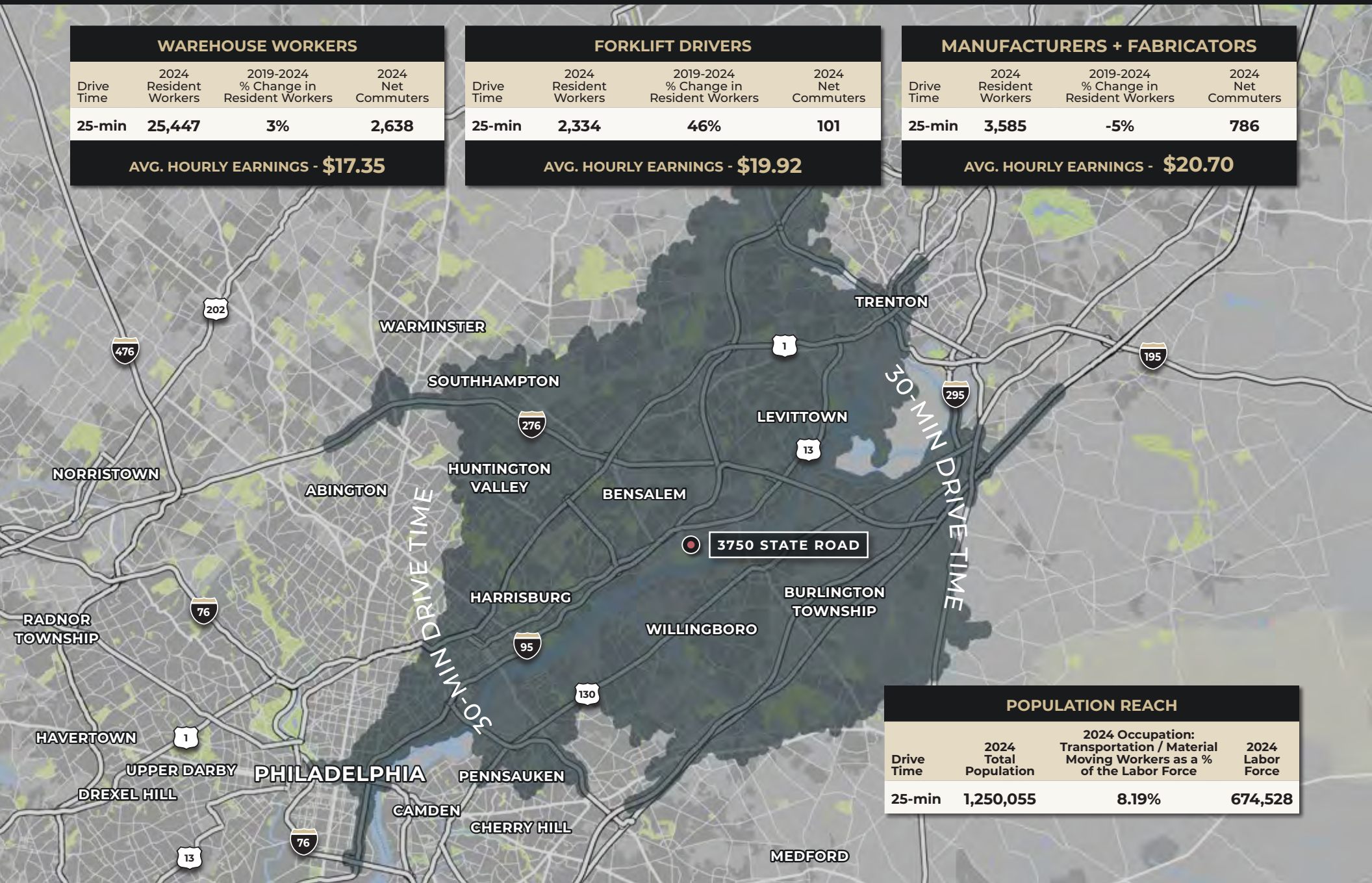


# Labor Reach

WAREHOUSE WORKERS			
Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters
25-min	25,447	3%	2,638
AVG. HOURLY EARNINGS - \$17.35			

FORKLIFT DRIVERS			
Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters
25-min	2,334	46%	101
AVG. HOURLY EARNINGS - \$19.92			














MANUFACTURERS + FABRICATORS			
Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters
25-min	3,585	-5%	786
AVG. HOURLY EARNINGS - \$20.70			

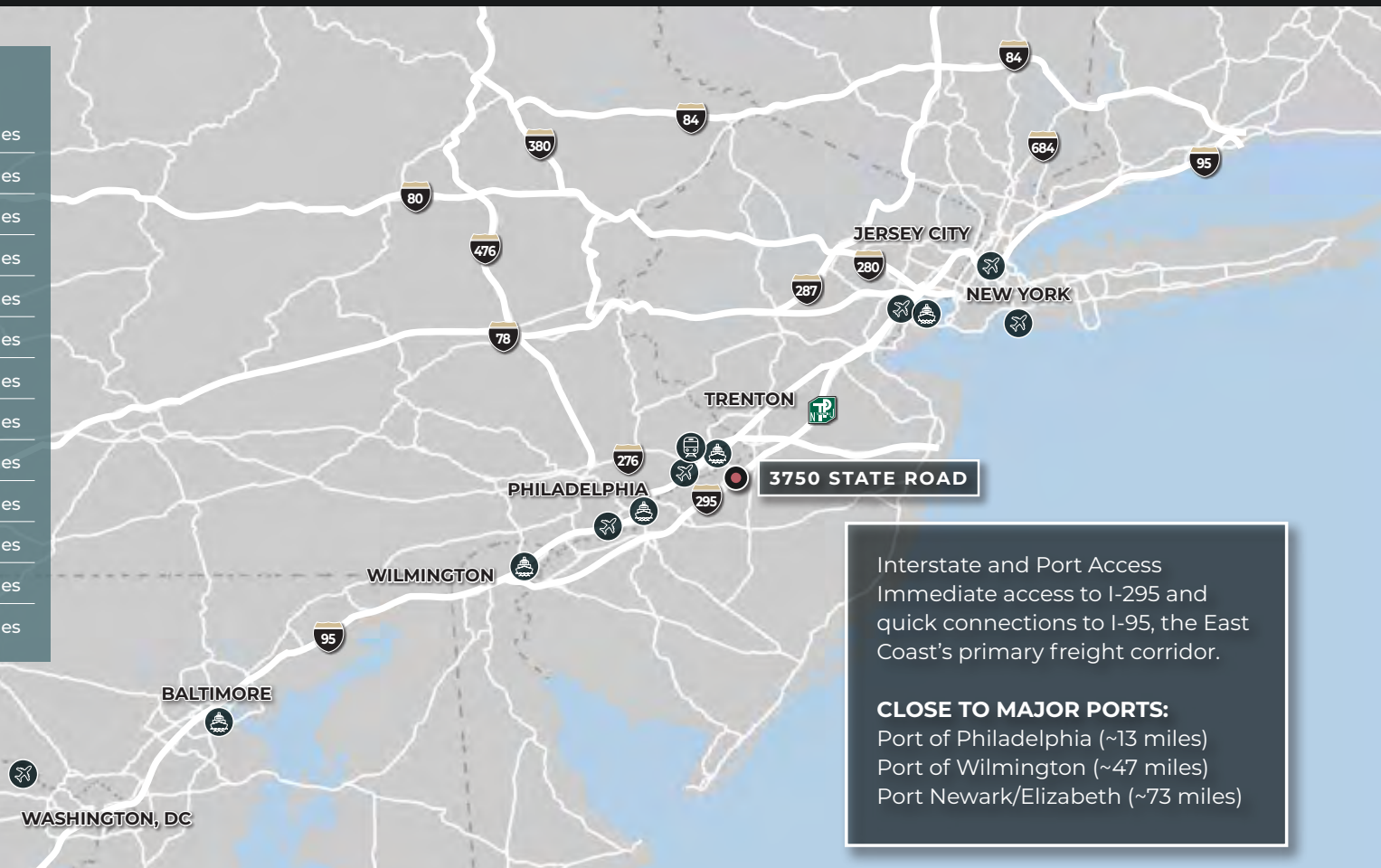


POPULATION REACH			
Drive Time	2024 Total Population	2024 Occupation: Transportation / Material Moving Workers as a % of the Labor Force	2024 Labor Force
25-min	1,250,055	8.19%	674,528

# Premier Regional Connectivity

## KEY ACCESS POINTS

 PhilaPort	13 Miles
 Philadelphia, PA	18 Miles
 CSX Intermodal Philadelphia	20 Miles
 Philadelphia Int'l Airport	27 Miles
 Port of Wilmington, DE	47 Miles
 Port Newark Elizabeth	73 Miles
 New York, NY	80 Miles
 JFK Int'l Airport	92 Miles
 Harrisburg, PA	119 Miles
 Baltimore, MD	120 Miles
 Port of Baltimore	120 Miles
 Washington, D.C.	154 Miles
 Boston, MA	292 Miles



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