

3800 Marshall Lane

350,600 SF Available For Lease

3800 Marshall Lane
Bensalem, PA 19020



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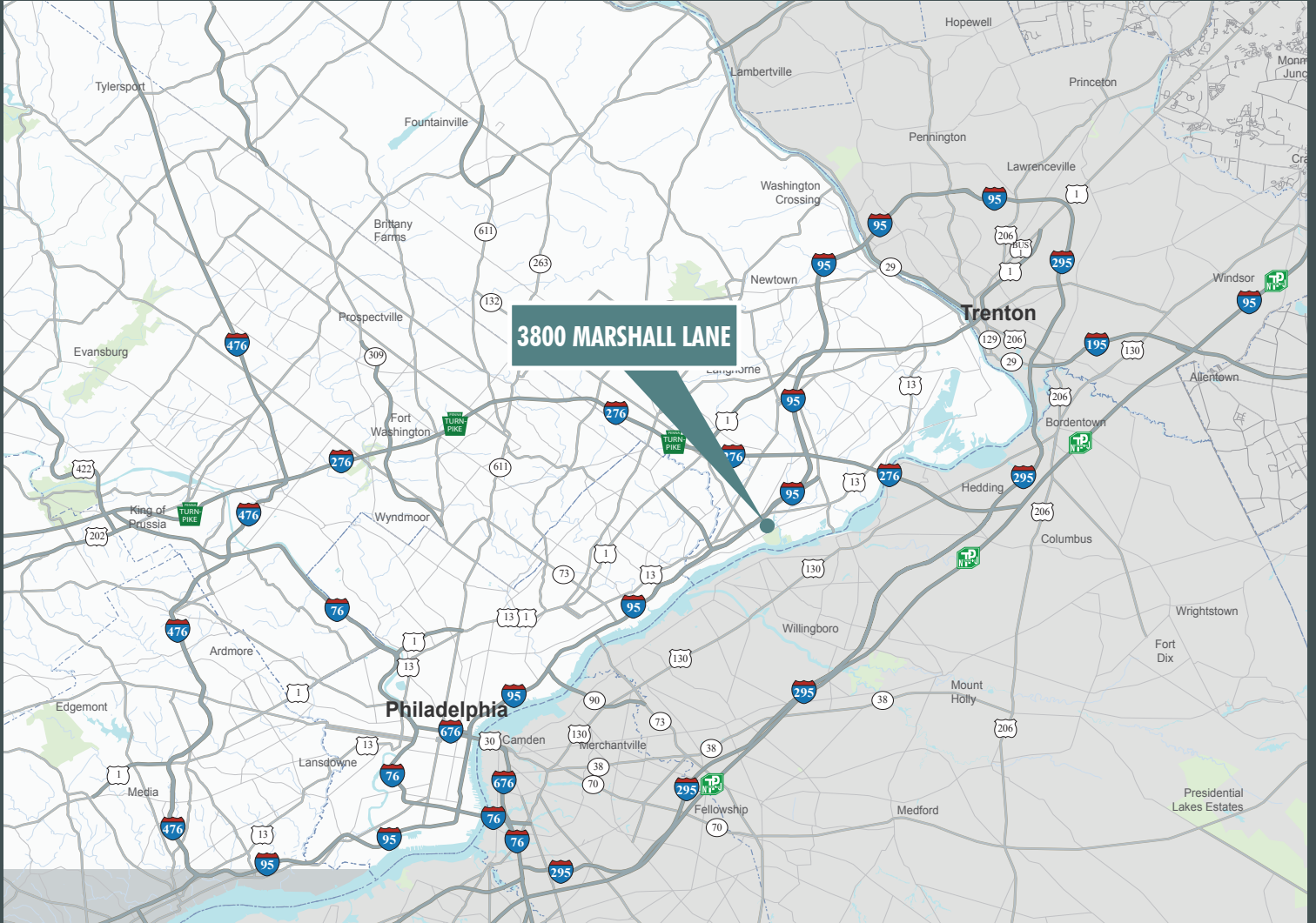
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Property Overview

01

3800 Marshall Lane

Bensalem, PA 19020



Location

Property Overview

3800 Marshall Lane is located within Expressway 95 Business Park, a 130-acre concentration of infill logistics, incubator, and light industrial inventory positioned within one mile of the Interstate 95 in Bucks County, Pennsylvania.

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Bensalem, PA 19020

For Lease

Property Information

3800 Marshall Lane is a ±350,600 SF warehouse/ distribution building that offers convenient access to all major arteries including Routes 1, 13, 130 and exit 351 of the PA Turnpike (I-276) (all within five miles).

24.1

Land Area

±350K

Total Building Size SF

62

Parking Spaces

Building Specifications:

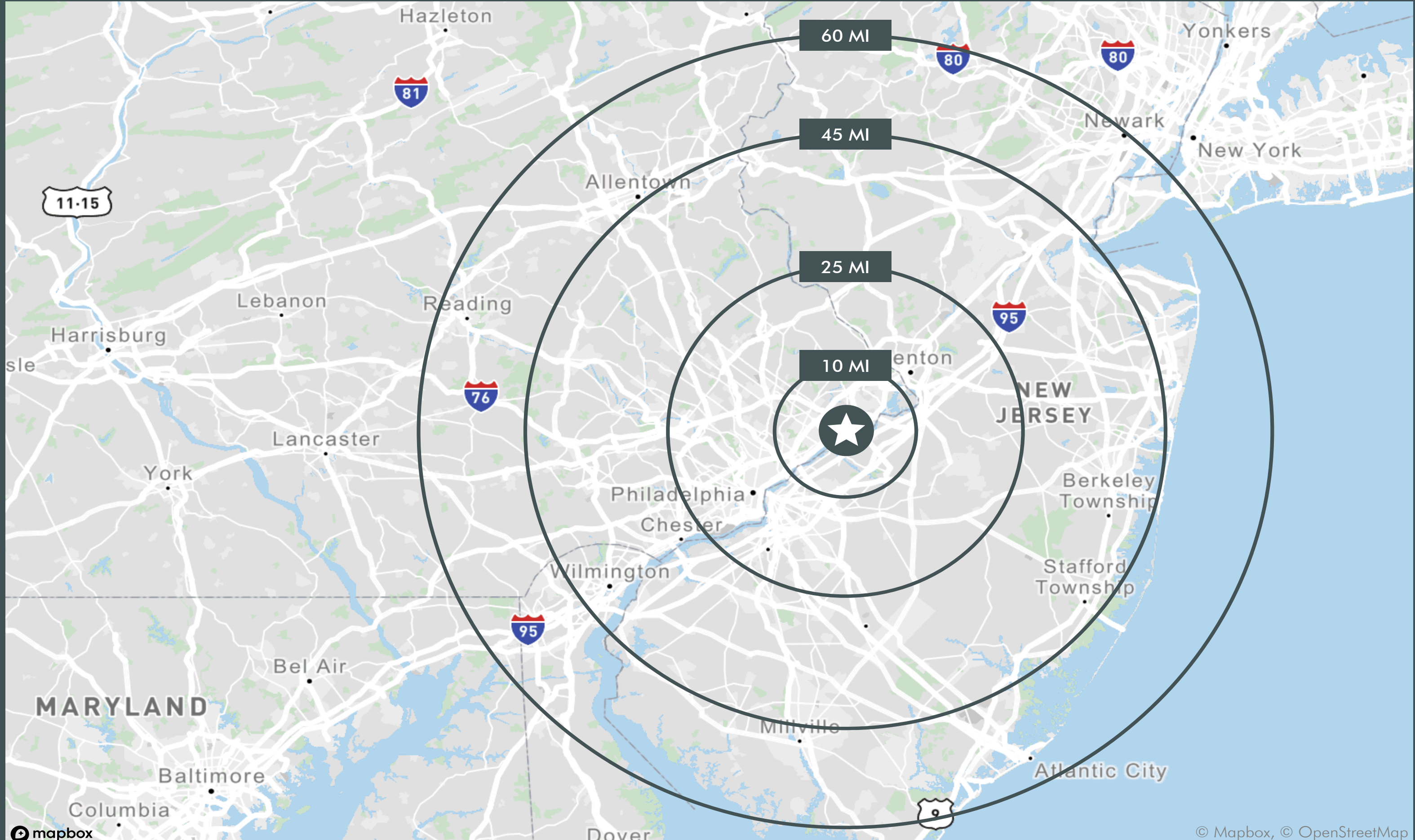
Building Size:	350,600 SF
Site Size:	24.1 Acres
Year Constructed:	Built in 1971
Clear Height:	26'
Loading:	31 Loading Docks, 3 Drive-In
Fire Protection:	100% Wet Sprinkler System
Power:	1,600-AMP, 277/ 480 VOLT, 3-PHASE 4-, WIRE
Column Spacing:	40' x 45'
Parking:	± 62 Spaces
Trailer Parking:	± 18 Spaces
Zoning:	G-1 (General Industrial)
Municipality:	Bensalem Township



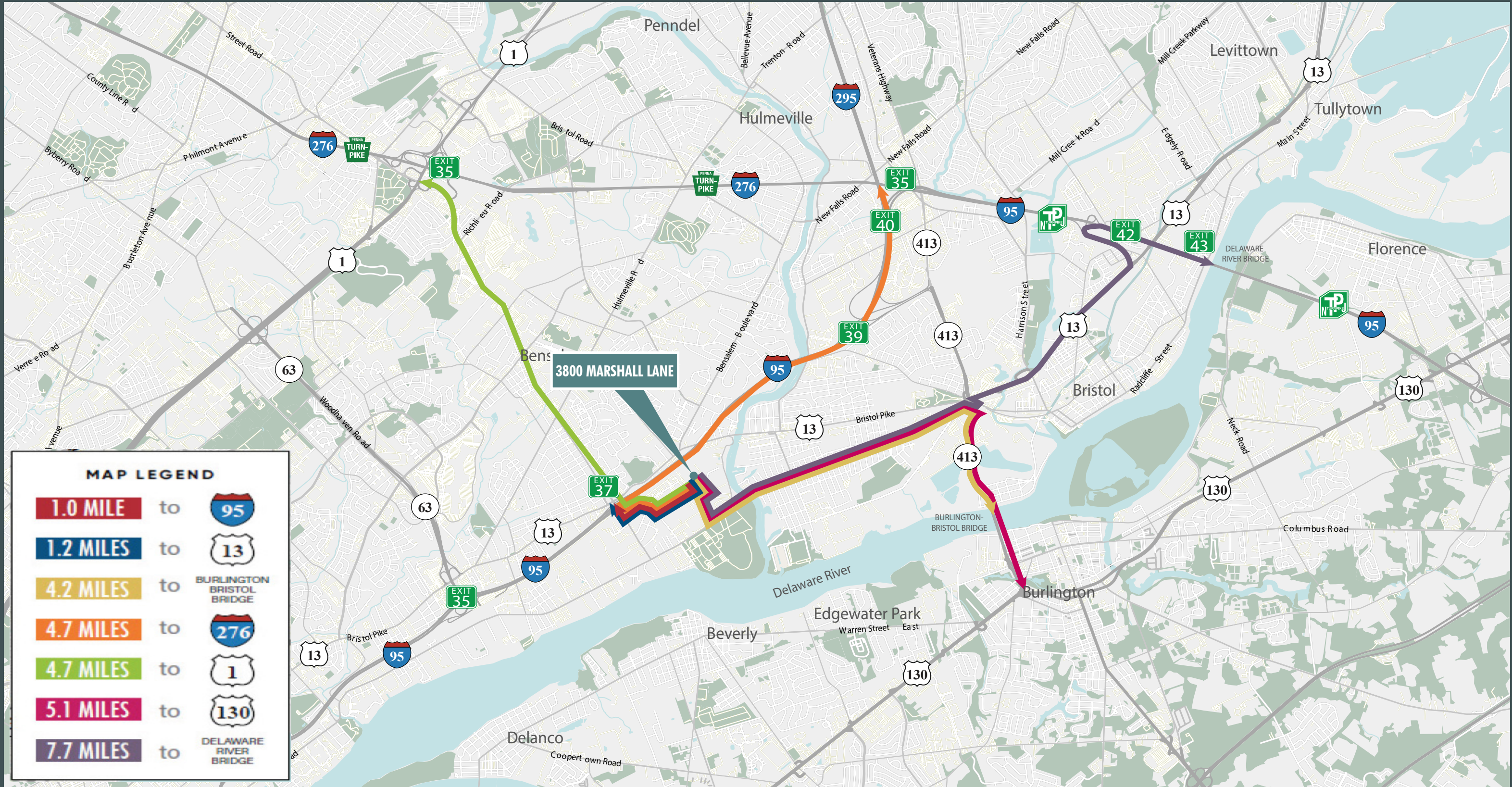


Maps

02



Local Map



Building Plan

02

Site Plan





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