



FOR LEASE
46,861 SF

BENSALEM, PA

2901 SAMUEL DRIVE

LEASE RATE

Subject To Offer

COMMENTS

- Single Tenant, Rail-Served Building with 5 Docks and 2 Grade-Level Doors with Trailer Parking/ Secured Storage
- Renovations and Improvements Underway: New Office, Warehouse Paint and Lights, Updated Dock Packages, Parking Lot and Façade Enhancements
- Located 0.3 Miles from I-95 with Excellent Access to I-276 and Philadelphia
- Favorable Bucks County Taxes (\$0.72/SF)
- Professionally Owned and Managed

BUILDING DETAILS

Building Size	46,861 SF
Availabe Space	46,861 SF
Office Space	3,560 SF
Clear Height	20'
Loading	5 Exterior Docks & 2 Oversized Drive-In Doors
Taxes	\$0.72 PSF (2020)

Brokered by:

**AVISON
YOUNG**

JIM SCOTT

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BRIAN MCDONAGH

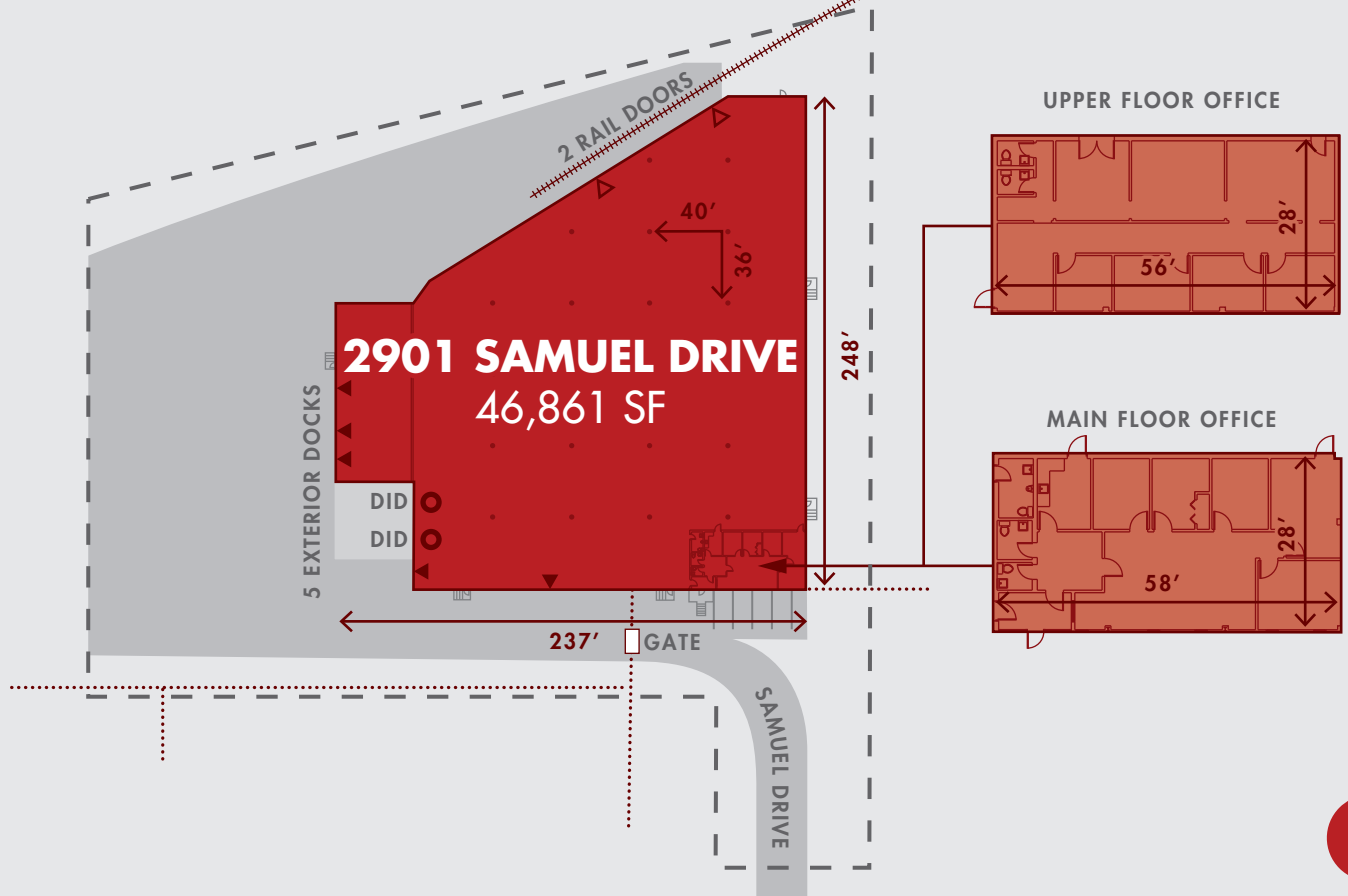
Venture One Real Estate
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847-495-4621

Owned & Managed by:

 **VENTURE ONE**
REAL ESTATE

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