

I-95 Trade Center

AVAILABLE FOR LEASE
i95tradecenter.com

235,240 SF

3750 STATE ROAD
Bensalem, PA



Strong local
workforce



Immediate
access to I-95



Proximity to parcel &
intermodal facilities



Best-in-class
building
specifications

LISTING AGENT



Nate Demetsky
+1 732 590 4184
nate.demetsky@am.jll.com

Dean Torosian
+1 856 324 5312
dean.torosian@am.jll.com

Brian McCurdy
+1 215 399 1835
brian.mccurdy@am.jll.com

Jeff Lockard
+1 610 249 2279
jeff.lockard@am.jll.com

JLL | Jones Lang LaSalle

Cherry Hill Office | 220 Lake Drive East, Suite 102 | Cherry Hill, NJ 08002
Philadelphia Office | 1650 Arch Street, 25th Floor | Philadelphia, PA 19103
Berwyn Office | 1235 Westlakes Drive, Suite 210 | Berwyn, PA 19312

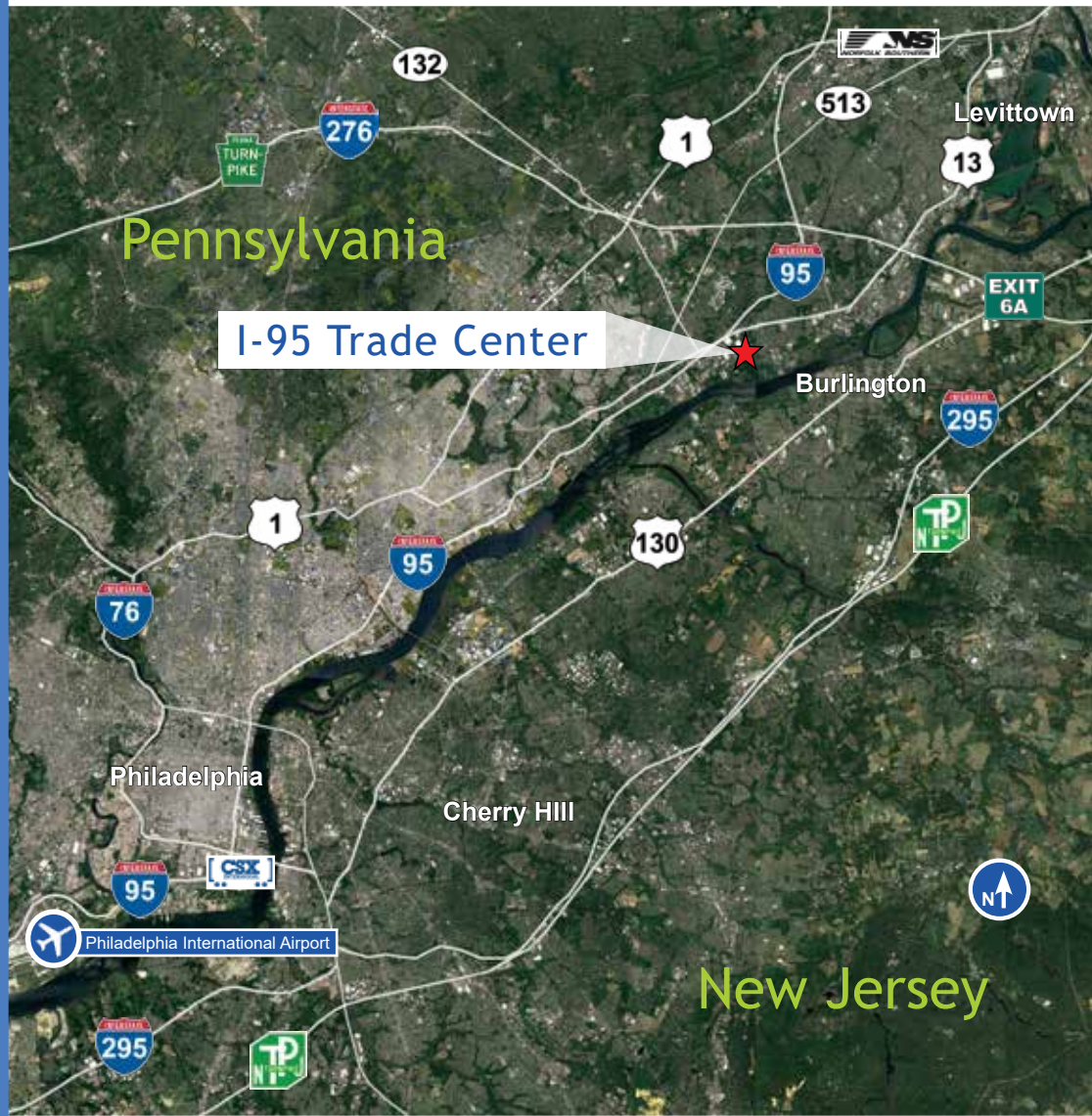
BUILDING OVERVIEW

- Unique opportunity for a **Class A** building in **Suburban Philadelphia**
- **Major highway arteries** run through Bensalem, including Interstate 95, the Pennsylvania Turnpike, U.S. Route 1, State Routes 13, 132 and 513
- Immediate access to **Street Road interchange of Interstate 95**
- Approximately 10 miles to the **New Jersey Turnpike**
- **17 miles to Center City Philadelphia** and **25.5 miles to Philadelphia International Airport**
- **2,440,400 workforce** population within 30 miles
- Proximity to both **Norfolk Southern** and **CSX intermodal yards**
- **SEPTA's** Trenton and West Trenton lines and **AMTRAK'S** Metroliner provide **commuter rail service**



I-95 Trade Center

235,240 SF AVAILABLE



BUILDING SPECIFICATIONS

3750 STATE ROAD
Bensalem, PA



Total SF	235,240	Car Parking Spaces	177
Land Area (acres)	22.75	Trailer Stalls	59
Office	To suit	Loading Format	Single Side
Truck Court	130'	Loading	49 Tailgate Doors (9'x10') 3 Drive-in Doors (12'x14')
Clear Height	36'	Sprinkler	ESFR
Column Spacing	50' x 54' (60' loading bays)	Lighting	High Bay LED fixtures powered through 20' flexible cord to provide average of 15' candles at the floor

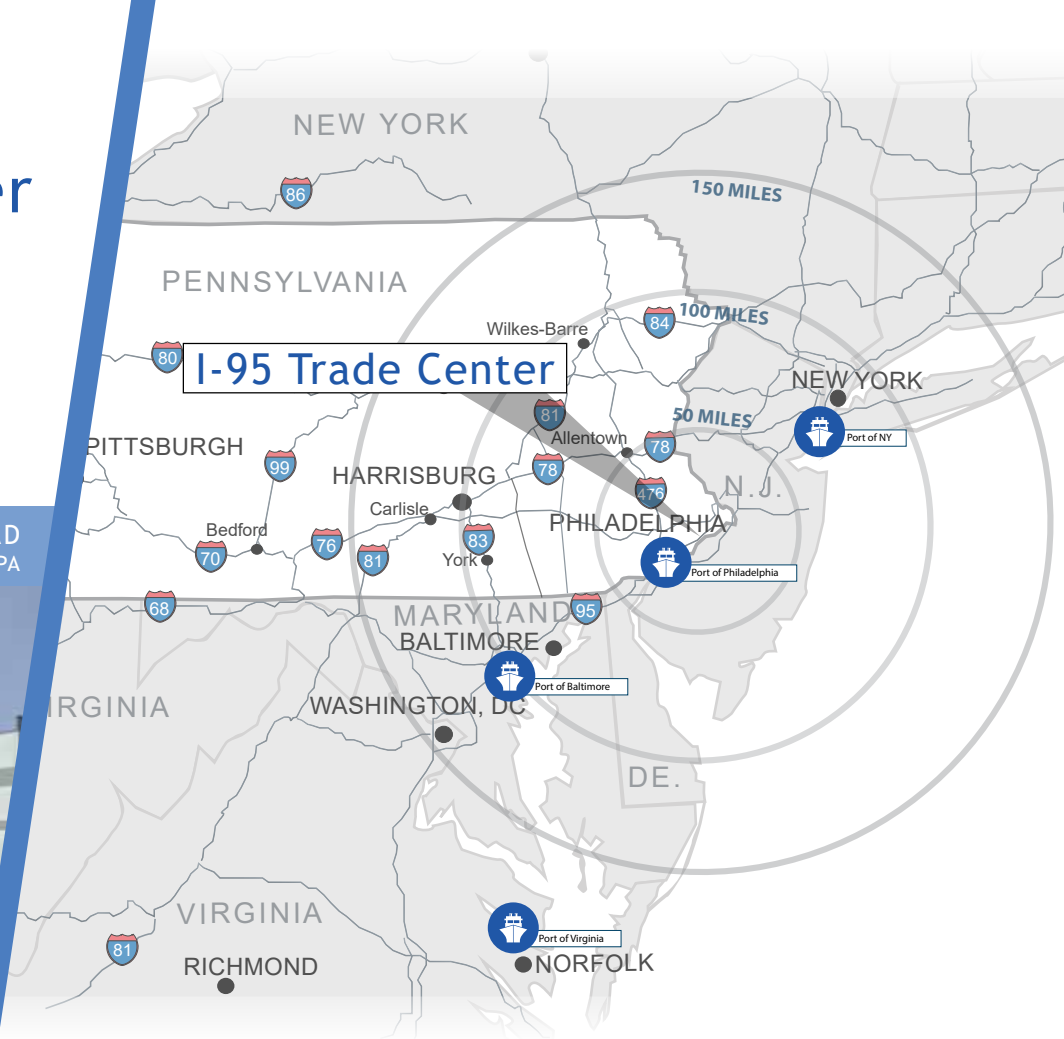


I-95 Trade Center

235,240 SF

i95tradecenter.com

3750 STATE ROAD
Bensalem, PA



LBALogistics

www.lbalogistics.com

Distance (mi) Drive Time (hrs.)

DISTANCES TO CITIES

Philadelphia, PA	18	25 min.
New York, NY	77	1 hr. 35 min.
Baltimore, MD	120	2 hr.
Washington, DC	150	2 hr. 40 min.
Boston, MA	290	4 hr. 50 min.

DISTANCES TO INTERMODAL

CSX Philadelphia	21	25 min.
Norfolk Southern Morrisville	26	35 min.

DISTANCES TO PORTS

Port of Philadelphia	14	20 min.
Ports of NY/NJ	70	1 hr. 15 min.
Port of Baltimore	113	1 hr. 50 min.
Port of Virginia	292	5 hr. 30 min.

DISTANCES TO PARCEL

FedEx Ship Center	4	10 min.
FedEx Ground Hub	7	15 min.
UPS Regional Hub	20	25 min.

For leasing inquiries,
please contact:



Nate Demetsky
+1 732 590 4184
nate.demetsky@am.jll.com

Dean Torosian
+1 856 324 5312
dean.torosian@am.jll.com

Brian McCurdy
+1 215 399 1835
brian.mccurdy@am.jll.com

Jeff Lockard
+1 610 249 2279
jeff.lockard@am.jll.com

©2020 Jones Lang LaSalle IP, Inc.
All rights reserved. All information
contained herein is from sources
deemed reliable; however, no
representation or warranty is made to
the accuracy thereof.