

# 4626 Somerton Road

Bensalem, PA



**CLASS A NEW CONSTRUCTION | RECENTLY DELIVERED**

**320,250 SF For Lease**



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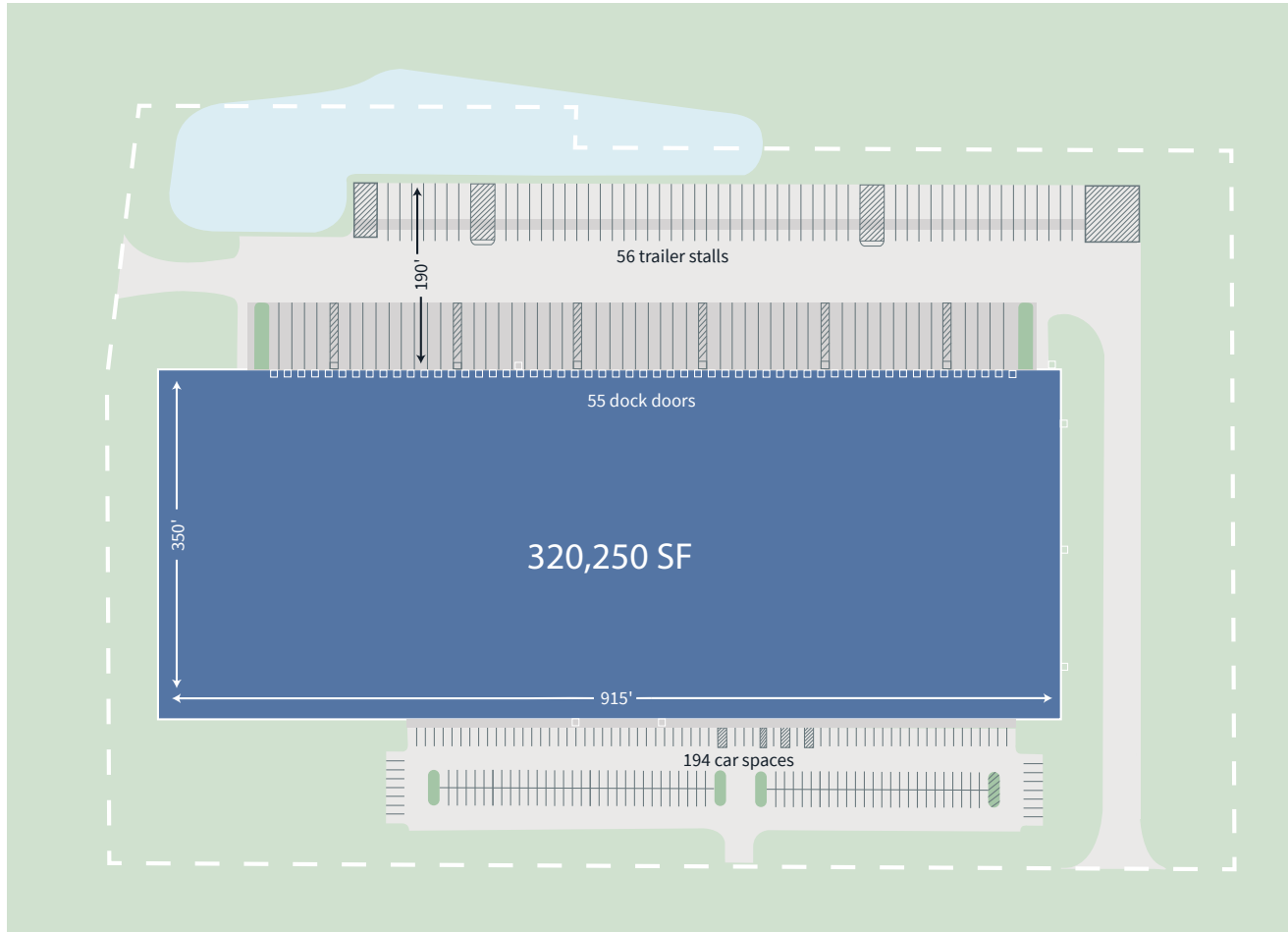


Jones Lang LaSalle Brokerage, Inc.  
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### PROPERTY FEATURES

Building Size	320,250 SF
Site Size	19.52 acres
Office	2,500 SF
Clear Height	36' minimum
Bay Spacing	50' depth x 54' width 60' depth speed bay
Car Parking	194 spaces
Trailer Parking	56 stalls
Dock Doors	Fifty-five (55) 9' x 10 doors with 45,000 lb. levelers, seals, and bumpers
Drive-in Doors	2 (12'x 14') motor operated
Lighting	LED fixtures to provide 30 FC (open array)
Sprinkler	ESFR sprinkler system
Power	4,000 amp, 480/277-volt service

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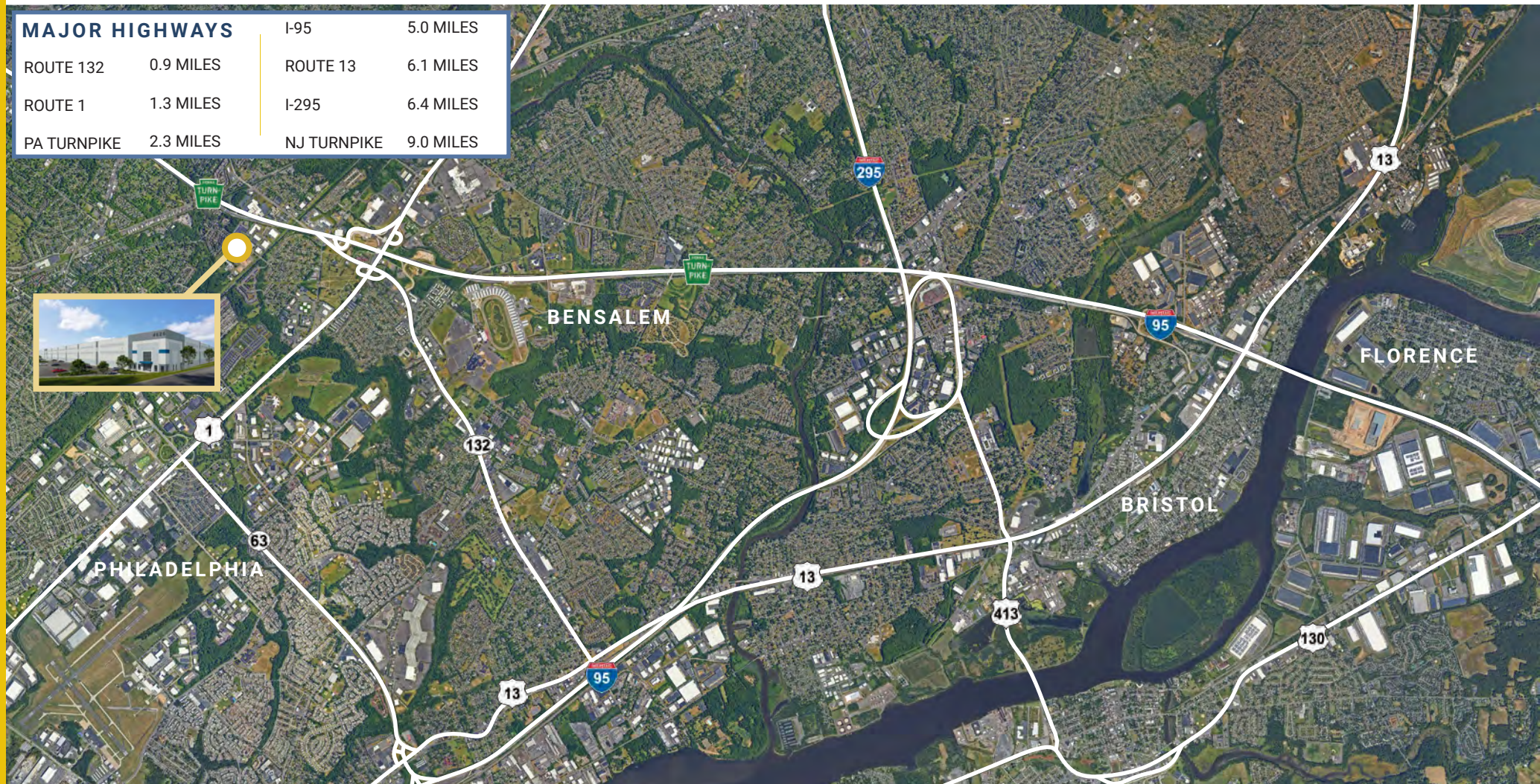
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## Location Overview

### MAJOR HIGHWAYS

MAJOR HIGHWAYS		I-95	5.0 MILES
ROUTE 132	0.9 MILES	ROUTE 13	6.1 MILES
ROUTE 1	1.3 MILES	I-295	6.4 MILES
PA TURNPIKE	2.3 MILES	NJ TURNPIKE	9.0 MILES



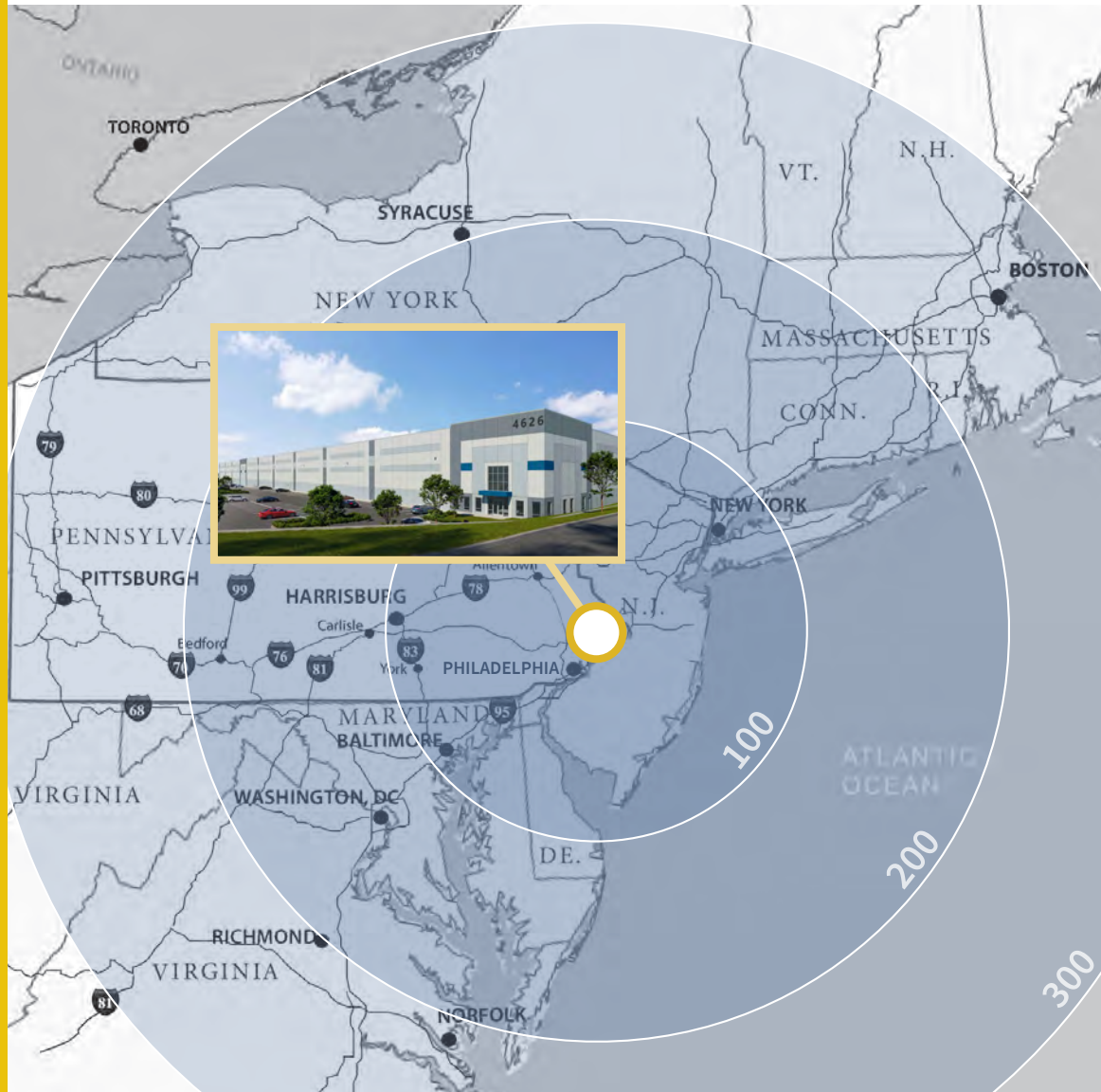
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## REGIONAL OVERVIEW

### CITIES

18 MILES  
PHILADELPHIA, PA

83 MILES  
MANHATTAN, NY

118 MILES  
BALTIMORE, MD

156 MILES  
WASHINGTON D.C.

292 MILES  
BOSTON, MA

### PARCEL HUBS & PORTS

12 MILES  
UPS

18 MILES  
FEDEX GROUND

23 MILES  
PORT OF PHILADELPHIA

73 MILES  
PORT NEWARK/ELIZABETH

4,331,792

Total Population

2,283,570

Total Labor Force

16%

Blue Collar %

\$82,980

Median Household  
Income

\*45 minute drive-time

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