



Exit 37  
(Street Rd)

# 40,888 SF Available

Under New Ownership with Planned Exterior Capital Improvements

**3350 Progress Drive, Bensalem, PA**



# Property overview



## PROPERTY OVERVIEW

**Address** 3350 Progress Drive, Bensalem, PA

**Description** 3350 Progress Drive is an industrial/flex property located within Bensalem's established business corridor, offering convenient access to I-95, the Pennsylvania Turnpike (I-276), and Route 1 for strong regional connectivity throughout Greater Philadelphia and Southern New Jersey. Surrounded by industrial, warehouse, and commercial users, the property is well-positioned for manufacturing, distribution, storage, or service-oriented operations within one of the region's most active industrial submarkets.

**Square Footage** 40,888 SF

**Office Build-Out** 3,212 SF

**Acreage** 2.45 AC

**Clear Height** 18' 6"

**Column Spacing** 40' X 40'

**Loading Docks** Four (4) 8' x 10' loading docks  
Expandable to 7 docks

**Power** 400 amps @ 120/208

**Sprinkler System** Wet

**Zoning** G-I (General Industrial District)

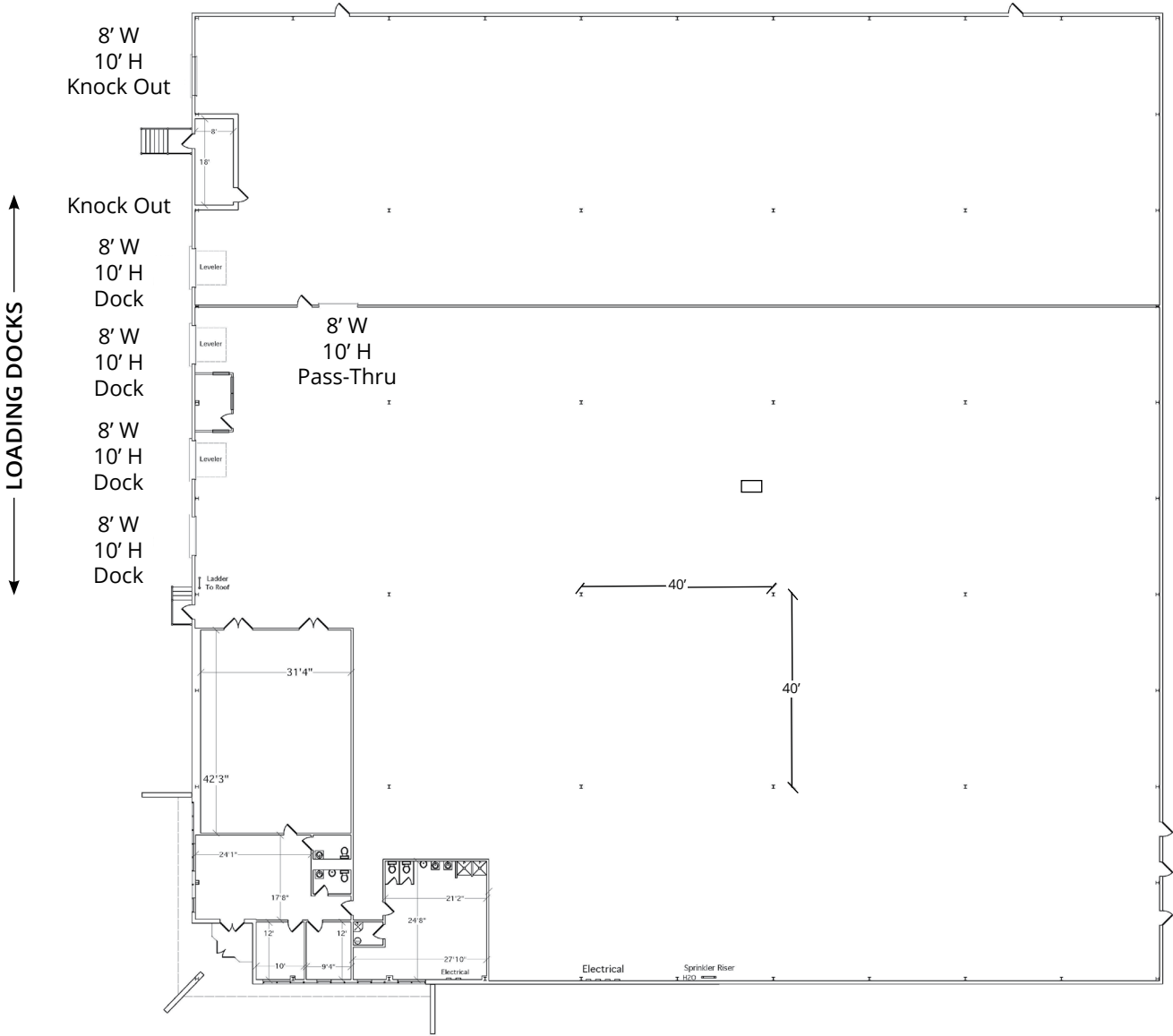
**Lighting** LED

**Roof** Replacement scheduled by Q3 2026

**Notes** Under new ownership with planned exterior capital improvements, including fresh exterior paint, parking lot paving, and enhanced landscaping.



# Floor plan



# Amenities/Demographics



	Labor Statistics		
	15 min	30 min	60 min
<b>Housing</b>			
Total Housing Units	145,583	1,249,639	3,213,096
<b>Employment</b>			
Labor Force Population	178,179	1,481,917	4,048,603
<b>Businesses</b>			
Blue Collar Employees	47,813	346,213	964,935
<b>Income</b>			
Average Household Income	\$103,655	\$117,422	\$137,674
Median Household Income	\$79,258	\$87,873	\$105,790
<b>Population</b>			
Total Current Population	346,601	2,834,481	7,798,607
Daytime Population	308,942	2,567,727	7,071,146

# Road access map

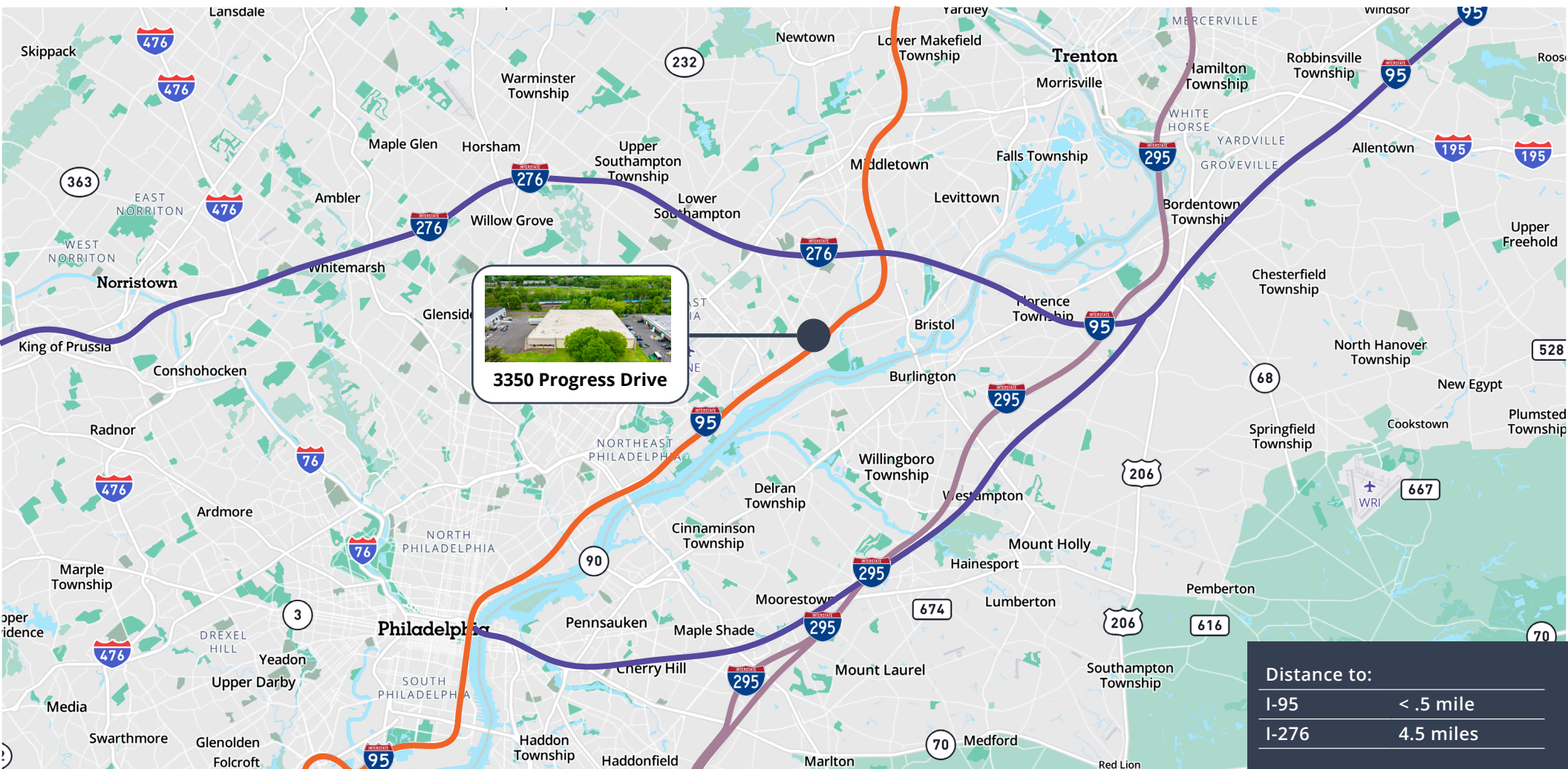


# Location overview



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3350 Progress Drive is strategically located within Bensalem's established industrial corridor, offering immediate access to I-95, the Pennsylvania Turnpike (I-276), and Route 1 for exceptional connectivity throughout Greater Philadelphia, Southern New Jersey, and the Northeast Corridor. The property benefits from proximity to major distribution networks, dense surrounding population centers, and a strong concentration of industrial, commercial, and retail amenities, making it an ideal location for a wide range of business operations.



# Building photography



# Get more information:

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