



Exit 37
(Street Rd)

69,945 SF Available

Divisible to +/- 13,000 SF

Under New Ownership with Planned
Exterior Capital Improvements

3366 Marshall Lane, Bensalem, PA



**AVISON
YOUNG**

Property overview (Unit 1)



Unit 1 Overview

Address	3366 Marshall Lane, Bensalem, PA
Description	3366 Marshall Lane is a newly renovated building featuring food-grade capabilities, a fully conditioned environment, and LED lighting throughout—ideal for efficient warehouse and distribution operations.
Total SF	69,945 SF
Unit 1 Breakdown	+/- 56,993 SF Total +/- 56,457 SF Warehouse +/- 536 SF Office +/- 2,520 SF H-3 High-Hazard Storage Room
	*can be combined with unit 2 12,952 SF
Clear Height	+/- 21'
Column Spacing	38' x 50'
Loading Docks	Five (5) Loading Docks (Expandable to 8)
Drive-In Doors	One (1) 12' x 12' Grade Level DI
HVAC	Fully Conditioned - Installed 2020 - 162 Tons
Office Build-Out	+/- 500 SF (expandable)
Power	1200 amps @ 480v
Sprinkler System	Extra Hazard Group II
Acreage	3.60
Zoning	G-I (General Industrial District)
Roof	Warranty Thru 2039
Notes	Under new ownership with planned exterior capital improvements, including fresh exterior paint, parking lot paving, and enhanced landscaping.



Property overview (Unit 2)



Unit 2 Overview

Address	3366 Marshall Lane, Bensalem, PA
Description	3366 Marshall Lane is a newly renovated building featuring pharma and food-grade capabilities, a fully conditioned environment, and LED lighting throughout—ideal for efficient warehouse and distribution operations.
Total SF	69,945 SF
Unit 2 Breakdown	+/- 12,952 SF Total +/- 11,992 SF Warehouse +/- 960 SF Office +/- 4,600 SF Mezzanine
	*can be combined with unit 1 56,993 SF
Power	1200 amps @ 480v
Sprinkler	Extra Hazard Group II
Acreage	3.60
Zoning	G-I (General Industrial District)
Roof	Warranty Thru 2039
Notes	Under new ownership with planned exterior capital improvements, including fresh exterior paint, parking lot paving, and enhanced landscaping.



Highway access map



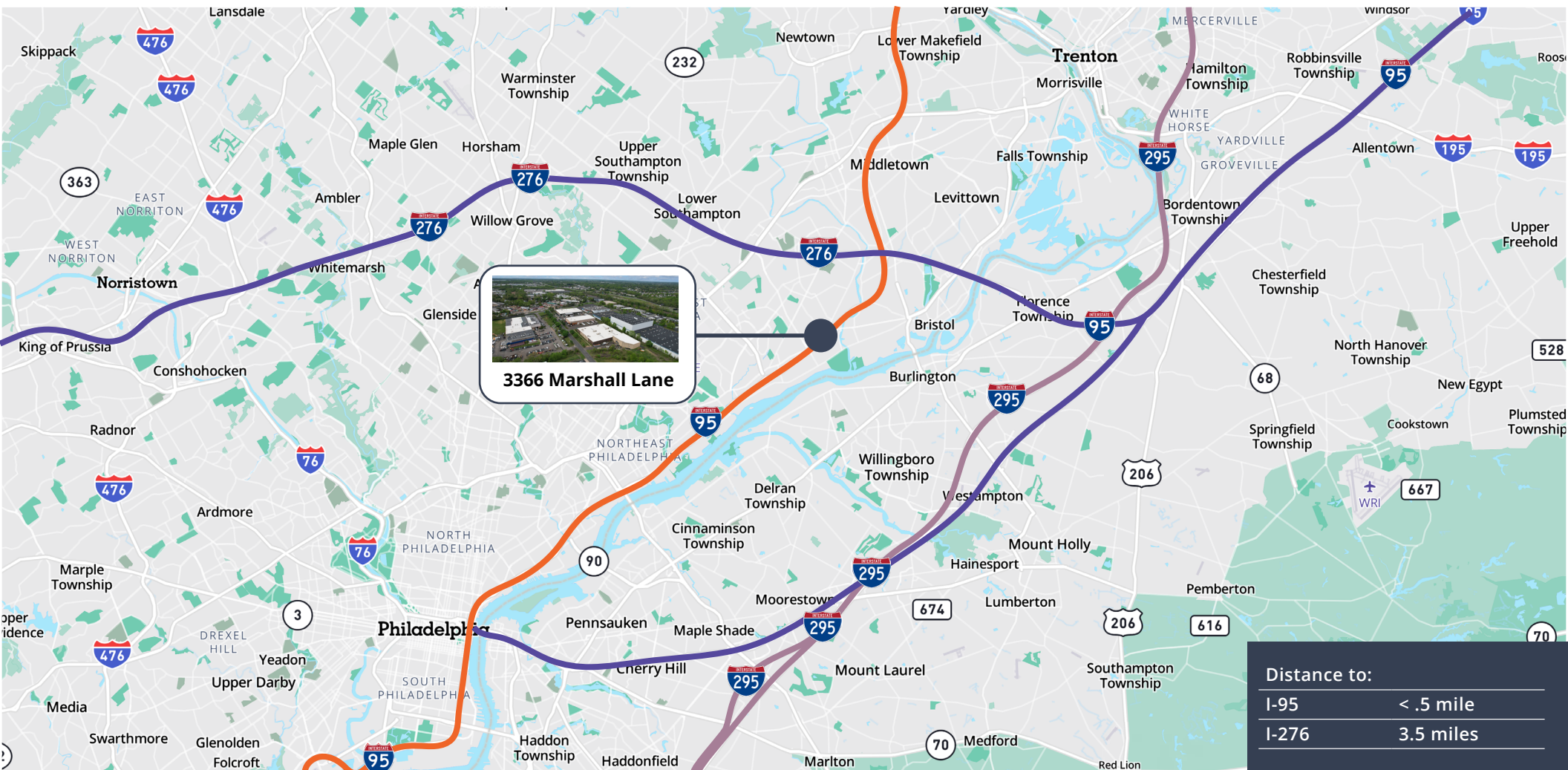
Amenities/Demographics



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

Location overview

3366 Marshall Lane in Bensalem offers exceptional connectivity for industrial and distribution operations. Located less than one mile from I-95 (Exit 37 / Street Road), the property provides immediate access to the Northeast Corridor, supporting efficient fleet trucking and time-sensitive logistics. The Pennsylvania Turnpike (I-276) is approximately 3–4 miles away, offering seamless regional access throughout the Mid-Atlantic, including convenient connections to the New Jersey Turnpike, New York City, and Washington, D.C. Philadelphia International Airport is located approximately 20 miles south via I-95, while major rail and intermodal infrastructure throughout the greater Philadelphia market are just minutes away.



Building photography



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Endurance Real Estate Group

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