

2554 Ford Road  
Bristol, Pennsylvania

31,200 SF Available  
Warehouse/Distribution Facility



FOR LEASE



## PROPERTY HIGHLIGHTS

- I-95 Corridor, Immediately off of Exit 40
- 18' - 20' Clear Height
- 6 Loading Docks; 12 Drive-in Doors

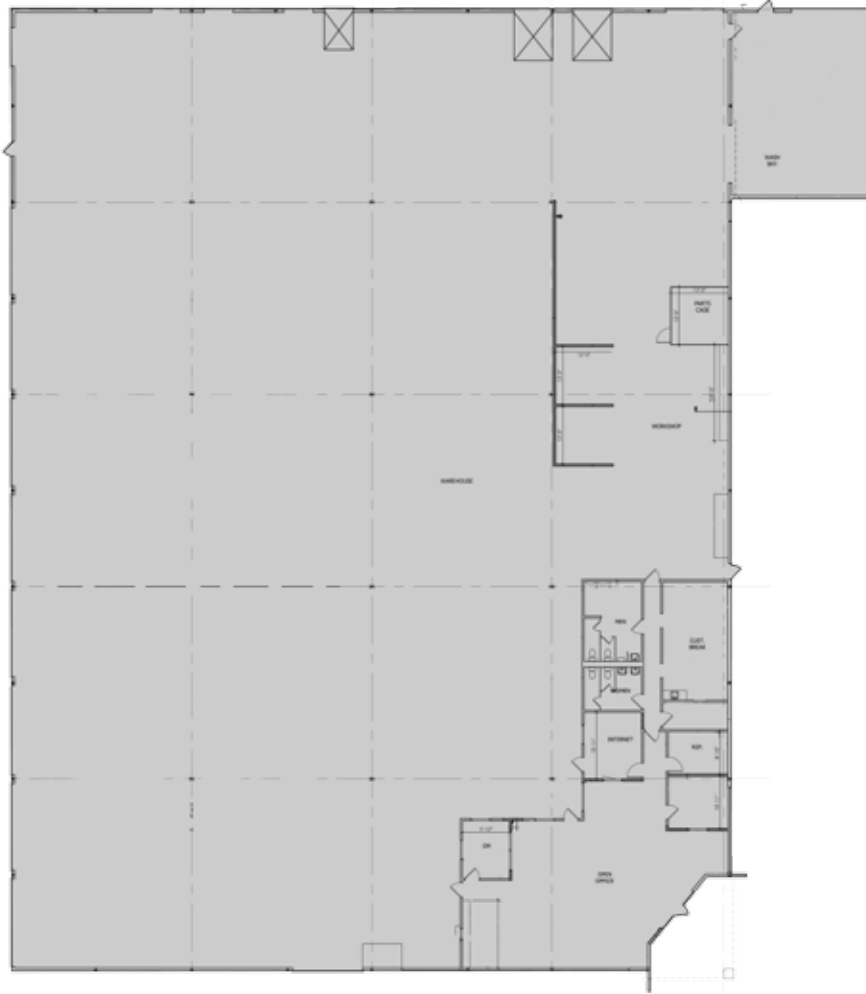


## SITE FEATURES

|                   |                                |
|-------------------|--------------------------------|
| Total Building SF | 31,200 SF                      |
| Acres             | 3.09                           |
| Construction      | Concrete block and metal panel |
| Zoning            | P-I (Planned Industrial)       |
| Car Parking       | 63 spaces                      |
| Truck Court       | 105'                           |

**2554 Ford Road** is located directly off of Exit 40 along the I-95 corridor and is approximately 5 miles away from I-276 (PA Turnpike). The property is located within the Keystone Industrial Park and is within close proximity to major population centers, locally and regionally, such as Philadelphia (20 miles), New York City (75 miles) and Washington D.C. (157 miles). In addition to this, the Lower Bucks Submarket is known for its strong labor pool and offers key logistical amenities such as close proximity to FedEx, UPS, the Philadelphia International Airport and public transportation. Other significant distribution operations that call Lower Bucks County home include Kmart, Rite Aid, Estee Lauder, Staples and Airgas.





## BUILDING FEATURES

|                          |                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Square Footage Available | 31,200 SF                                                                                                                                                                  |
| Office Space             | ±3,300 SF                                                                                                                                                                  |
| Year Built               | 1984                                                                                                                                                                       |
| Column Spacing           | 39'3" x 36'10"                                                                                                                                                             |
| Docks                    | 6 loading docks in total (all w/ bumpers, 3 w/ pit levelers) <ul style="list-style-type: none"> <li>• 2 - 8' x 6'</li> <li>• 2 - 8' x 8'</li> <li>• 2 - 9' x 8'</li> </ul> |
| Drive-In Doors           | 12 drive-in doors in total <ul style="list-style-type: none"> <li>• 8 - 12' x 18'2"</li> <li>• 2 - 14' x 12'</li> <li>• 1 - 12' x 14'</li> <li>• 1 - 14' x 1'</li> </ul>   |
| Clear Height             | 18' - 20'                                                                                                                                                                  |
| Fire Protection          | Fully sprinklered building (wet system)                                                                                                                                    |
| Power                    | 200 Amp, 120/208 Volt, 3 Phase, 4 Wire                                                                                                                                     |
| Warehouse Lighting       | T-5 lights (motion sensors); skylights                                                                                                                                     |
| HVAC                     | Ceiling hung heating units in warehouse (gas fired)<br>Office is fully air-conditioned and heated                                                                          |

