



Ideal for Contractors & Vehicle-Related Uses

8739 Old Bristol Pike
Tullytown, Bucks County, PA

OFFERING SUMMARY

Building Size:	8,000 ± SF
Available SF:	8,000 ± SF
Lot Size:	0.43 ± Acres
Year Built:	1970 (approx)
Renovated:	2019
Zoning:	LI - Light Industrial
Loading:	(3) 14' x 10'± wide (1) 12' x 10'± (1) 8' x 8'± All at grade
R. E. Taxes	\$7,342.00
Tax Parcel #	46-007-072

Property Overview

- 8,000± SF (divisible) one-story industrial building with (5) overhead doors at grade:
 - Bay 1: 2,943 SF (60' x 39.5') ± plus one room (25' x 15') ±
 - Middle section: 3,660 SF (60' x 61') ±
 - Bay 3: 1,620 SF (60' x 27') ±
- Office Area: 815± SF (Fully renovated 2019)
- Roof: Corrugated steel deck (painted). Believed to have 1.5' ± rigid insulation
- Construction: Walls: Painted masonry block (interior & exterior) with stucco
- Structure: Masonry block and steel I-beams, columns and bar joists
- Floor: Concrete. Believed to be 5'-6' ± but not confirmed
- Power: 200 amp, 120/240/108 volts, three-phase (Estimated). Supplied by PECO
- HVAC: Shop Area: Heated via suspended, Modine oil-fired, forced air units. There is also a suspended, forced air, Lanair used oil furnace.
Office Area: Fully heated and cooled
- Ceiling Height: 15'8" - 14'8"± to underside of bar joists
- Column Spacing: All three (3) sections of the building are clear span (with no columns)
- Lighting: LED fixtures throughout shop area (installed 2019)
- Water/Sewer: Well water/Septic system
- Restrooms: Office Area - (2) with (1) toilet/(1) sink each - Shop Area - (1) with (1) toilet/(1) utility sink
- Compressor and air lines in shop area
- Additional parking available at owner's contiguous property



Jeffrey Licht, SIOR

O: 215 396 2900 x101 | C: 215 206 3730
jeff.licht@naimertz.com

Adam Lashner, SIOR

O: 215 396 2900 x102 | C: 215 378 0251
adam.lashner@naimertz.com



Jeffrey Licht, SIOR

O: 215 396 2900 x101 | C: 215 206 3730

jeff.licht@naimertz.com

Adam Lashner, SIOR

O: 215 396 2900 x102 | C: 215 378 0251

adam.lashner@naimertz.com



FOR LEASE

FLEX SPACE

8,000 SF



LOCATION OVERVIEW

2.8 miles I-95
 2.9 miles Bristol Interchange of I-276 (PA Turnpike) 4.5 miles
 Levittown SEPTA Station (Trenton Line) 5.6 miles
 Burlington-Bristol Bridge to New Jersey
 40.0 miles Philadelphia International Airport
 Public Transportation: Levittown SEPTA Station (Trenton Line):
 2.5 miles
 Levittown SEPTA Bus Stop (Routes 128 & 127): 2.7 miles



Jeffrey Licht, SIOR

O: 215 396 2900 x101 | C: 215 206 3730

jeff.licht@naimertz.com

Adam Lashner, SIOR

O: 215 396 2900 x102 | C: 215 378 0251

adam.lashner@naimertz.com