

**210 ANDREWS ROAD**  
TREVOSE, PA

AVAILABLE FOR LEASE  
**PRIME LOWER BUCKS FLEX/INDUSTRIAL SPACE**

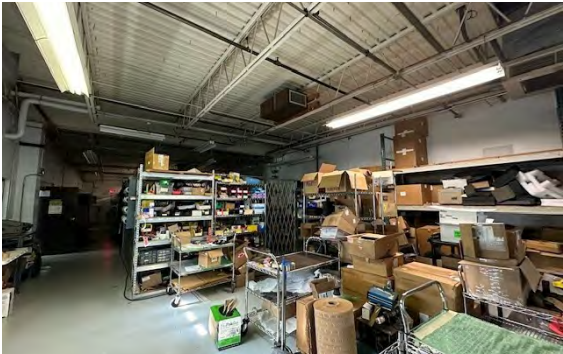
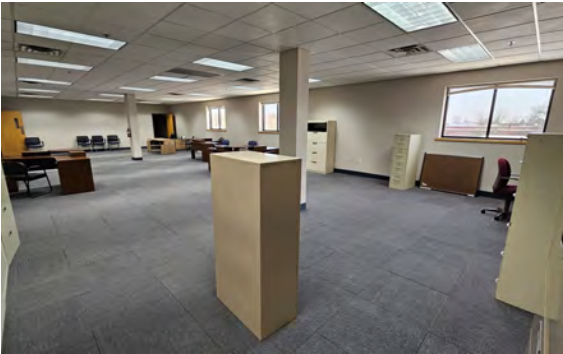
25,260 SF  
1.32 Acres

## PROPERTY HIGHLIGHTS

- 25,260 SF on approximately 1.32 Acres
- Loading – Two (2) Drive-Ins, One (1) Tailgate Loading Dock
- Wet Sprinkler System
- Fully Climate Controlled
- 39 Personal Vehicle Parking Spaces
- Air Compressor
- High End Finished Office Area
- Zoned I - Industrial – Lower Southampton Township
- Taxes - \$30,231.42 (est 2024)
- Convenient location in Trevoese, with easy access to PA 132 (Street Road), Interstate 276 (Pennsylvania Turnpike), US Route 1, and bridges to New Jersey.



# ADDITIONAL PHOTOS



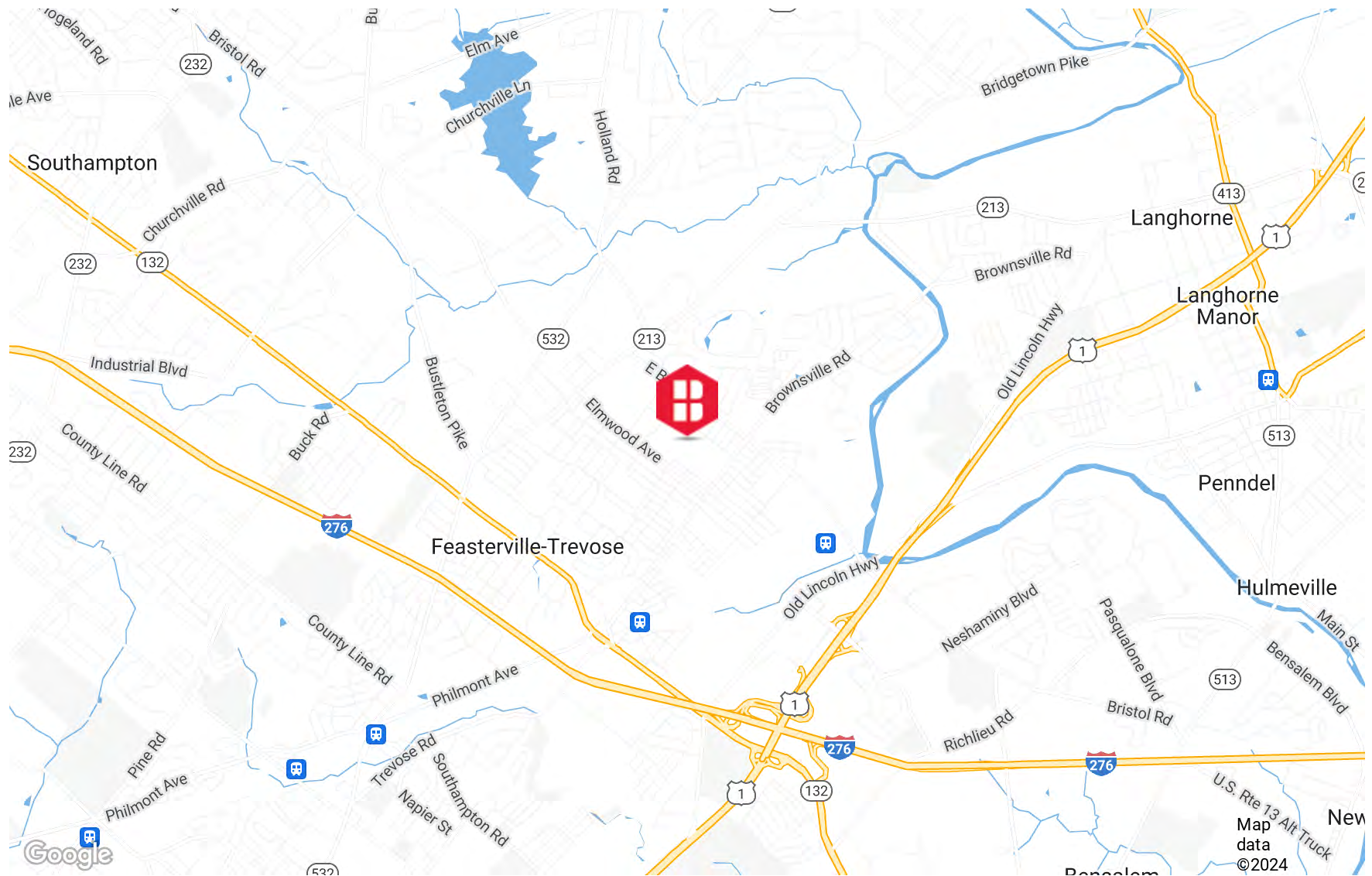
# FLOOR PLANS

## Prime Flex/Hi-Tech/Office

Scottsville Industrial Park | 210 Andrews Road, Trevoze, Bucks County, PA



# AREA MAP



# CONTACT



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