

2530 Pearl Buck Road
Bristol, Pennsylvania

48,000 SF Available
Warehouse/Distribution Facility



FOR SUBLEASE



PROPERTY HIGHLIGHTS

- I-95 Corridor, Immediately off of Exit 40
- 26' - 32' Clear Height
- Fully Air Conditioned Space



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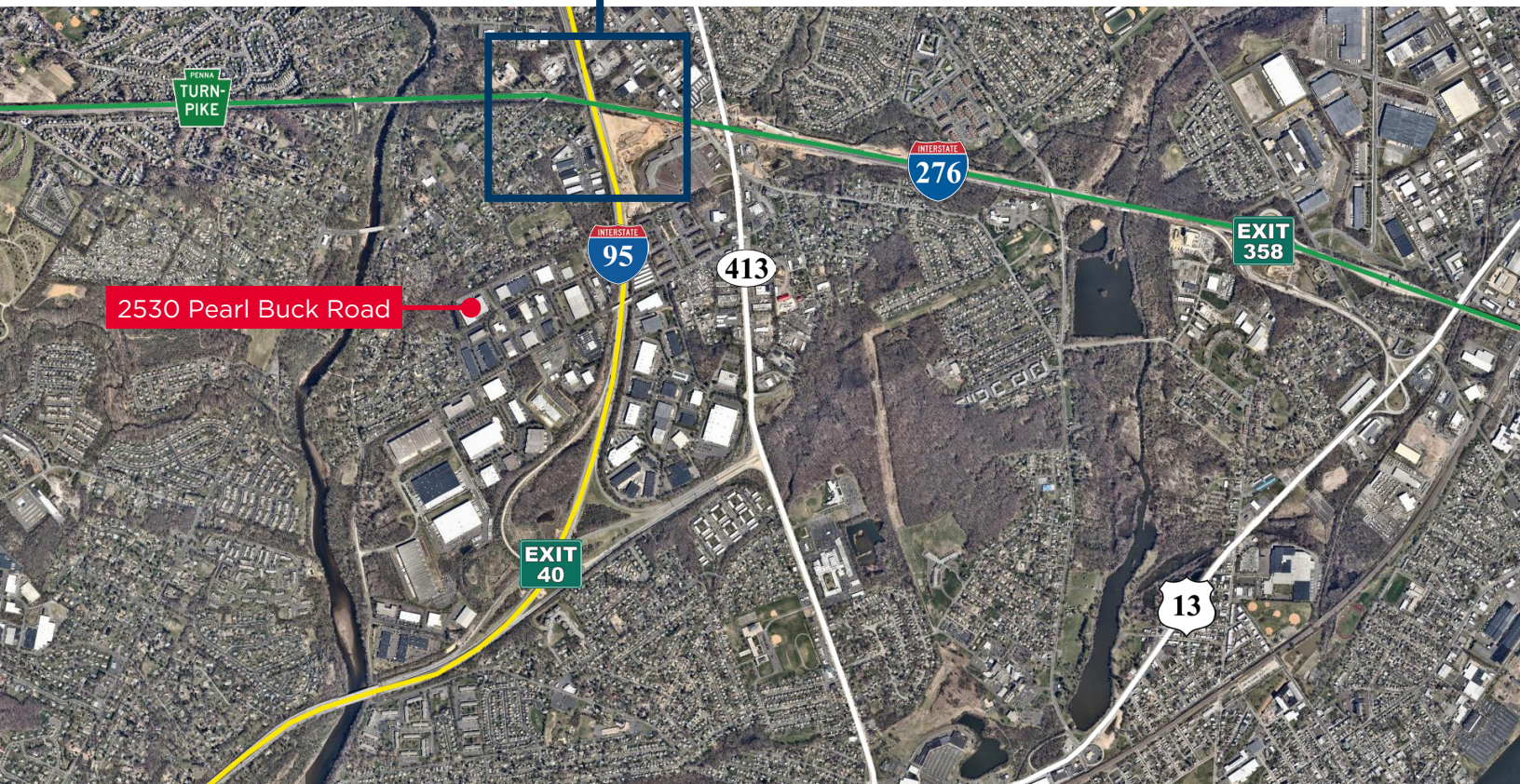


2530 Pearl Buck Road is located within the Keystone Industrial Park directly off of Exit 40 along the I-95 corridor and is approximately 5 miles away from I-276 (PA Turnpike). The property is within close proximity to major population centers, locally and regionally, such as Philadelphia (20 miles), 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.



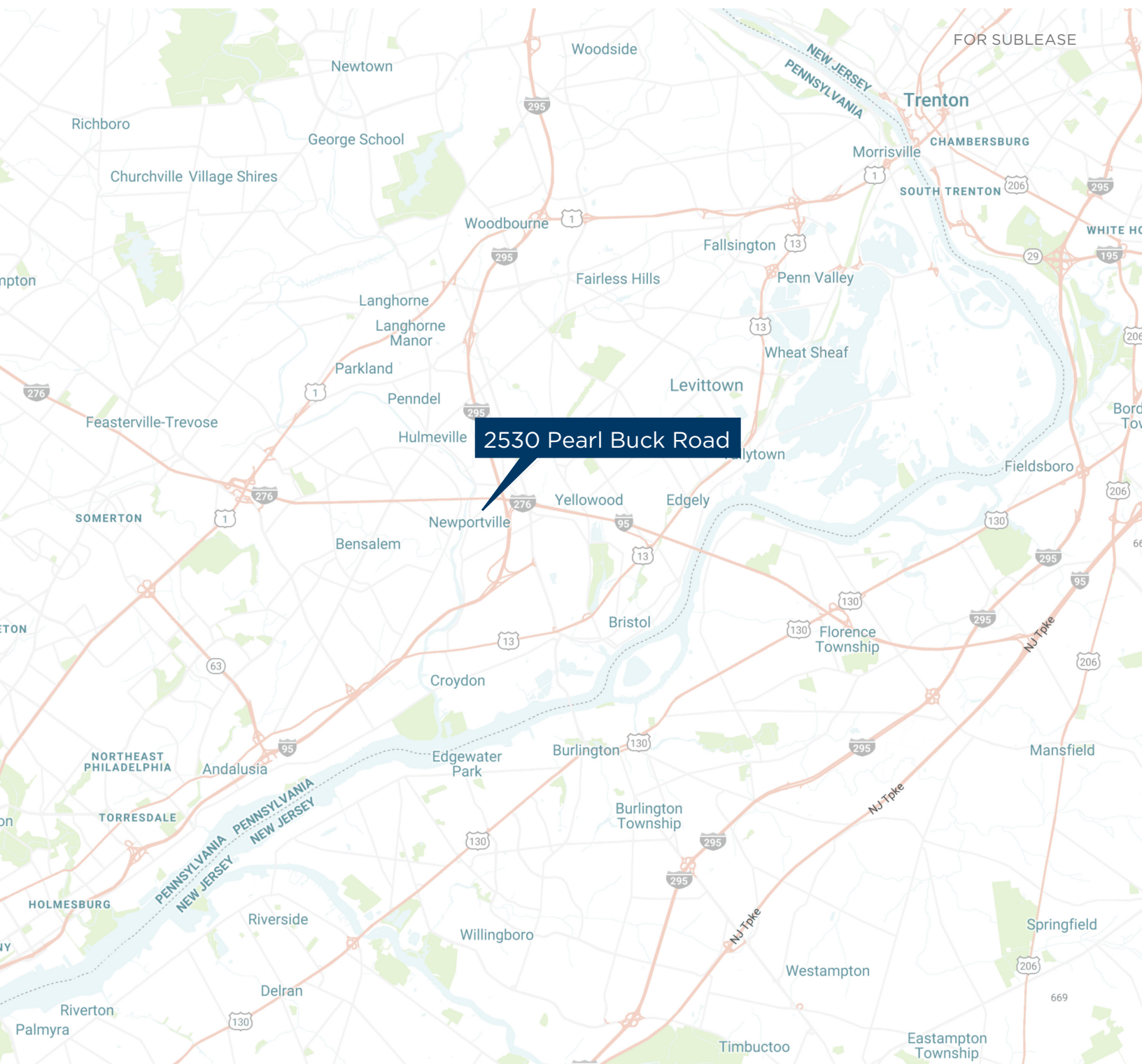
PA Turnpike / I-95 Interchange Project
Recently Completed

SITE FEATURES	
TOTAL BUILDING SF	108,000 sf
ACRES	6.22 acres
CAR PARKING	Ample
TRUCK COURT	100'
ZONING	P-I (Planned Industrial)





BUILDING FEATURES	
SQUARE FOOTAGE AVAILABLE	48,000 sf
YEAR BUILT	1992
OFFICE SF	4,160 sf
LOADING	4 loading docks (pit levelers, lights, bumpers, seals and air curtains)
CLEAR HEIGHT	26' - 32'
COLUMN SPACING	49'5" x 39'3"
SPRINKLER SYSTEM	Fully sprinklered building (wet system)
POWER	400 Amp, 480/277 Volt, 3 Phase, 4 Wire
LIGHTING	T-5 lighting



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2530 Pearl Buck Road

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