

Interstate Logistics @ Bristol

2301 Hunter Road, Bristol, PA



AVAILABLE NOW | CLASS A CONSTRUCTION

56,000 SF For Lease

2301 Hunter Road, Bristol, PA

CABOT |

For more information, contact:

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 **CUSHMAN &
WAKEFIELD**

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Property Overview

CLASS-A INDUSTRIAL BUILDING IN LOWER BUCKS COUNTY

Available for immediate occupancy with existing SPEC office. Easy to access to major highway arteries (Pennsylvania Turnpike, I-95 and I-276). Less than 25 miles from Center City Philadelphia and just minutes from New Jersey border.

PROPERTY HIGHLIGHTS

- 32' clear height
- ±2,000 SF of SPEC office
- 10 loading docks (5 of which are fully equipped with dock packages)
- ±40 car parking spaces
- ±10 trailer stalls

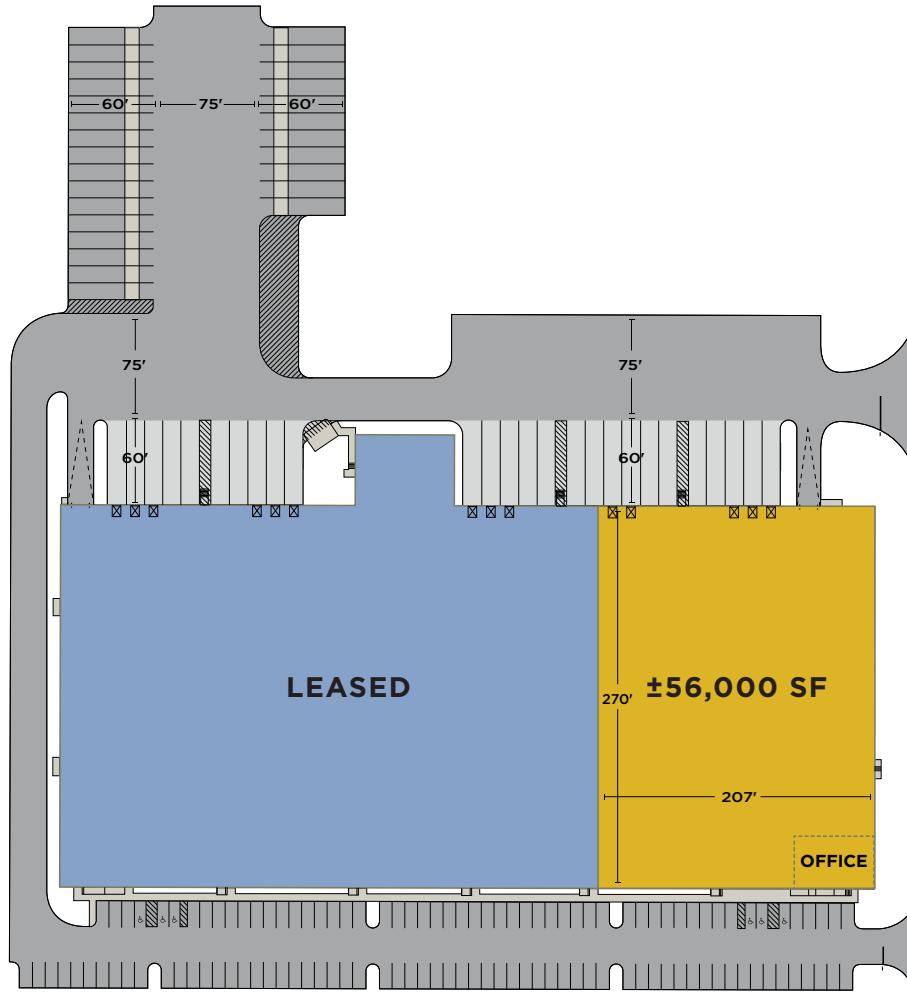
Cushman and Wakefield | 1650 Market Street, 48th Floor | Philadelphia, PA | www.cushmanwakefield.com

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PROPERTY FEATURES

Available SF	158,750 SF
Total Building Size	56,000 SF
Office	±2,000 SF
Clear Height	32'
Column Spacing	52'6" x 52'3" w/ 60' speed bay
Car Parking	±40 spaces
Trailer Parking	±10 stalls
Drive-In Doors	2
Dock Doors	10 (9'x10') loading doors, 5 equipped with packages
Zoning	Light Industrial

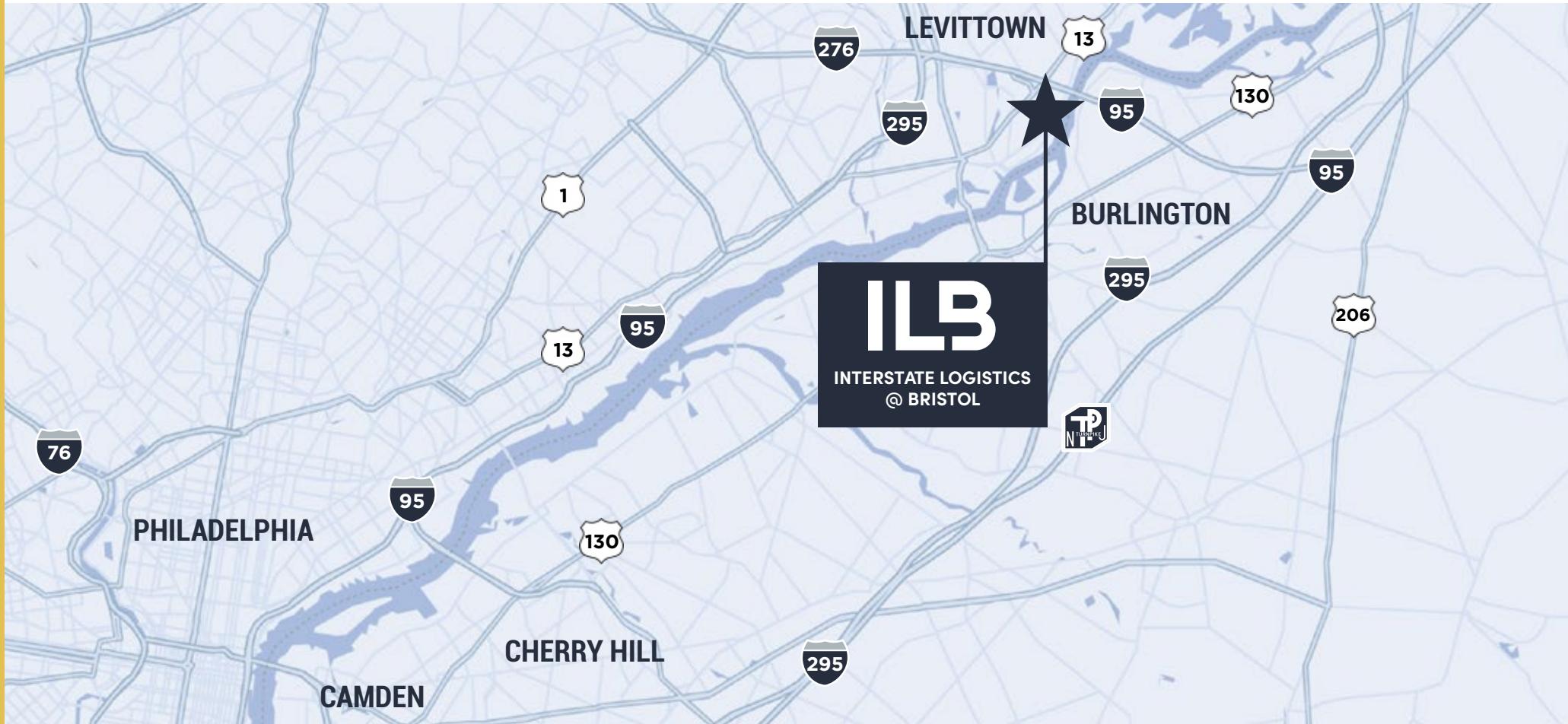
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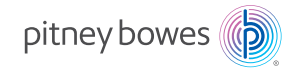
1 mile
from I-95 and NJ Turnpike Extension

24 miles
to Center City Philadelphia

NEIGHBORING TENANTS



URBAN OUTFITTERS



ESTÉE LAUDER



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LOCATION HIGHLIGHTS

- 1 Mile from I-95 and the New Jersey Turnpike Interchange
- Less than 20 miles from the Port of Philadelphia
- 30 miles from Philadelphia International Airport
- 170,071 blue collar workers within a 30-mile drivetime

1 mile

from I-95 and NJ Turnpike Extension

24 miles

to Center City Philadelphia

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