

2524 Ford Road  
Bristol, Pennsylvania

20,000 SF Available  
Warehouse/Distribution Facility

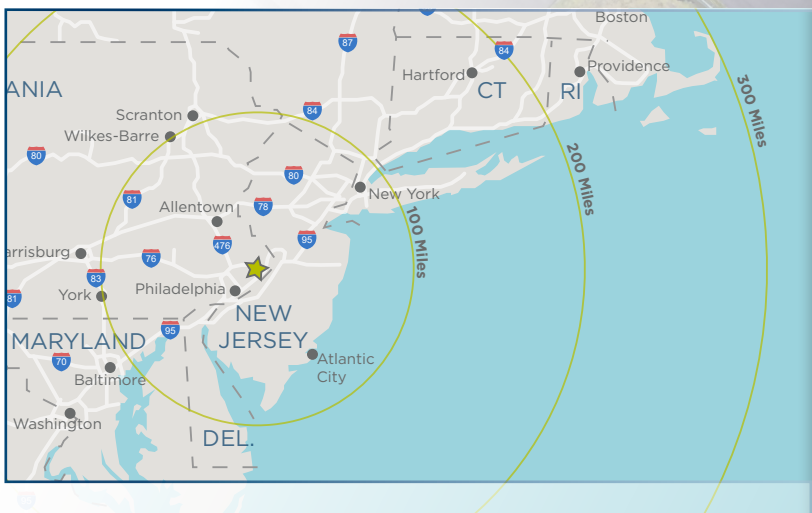


FOR LEASE

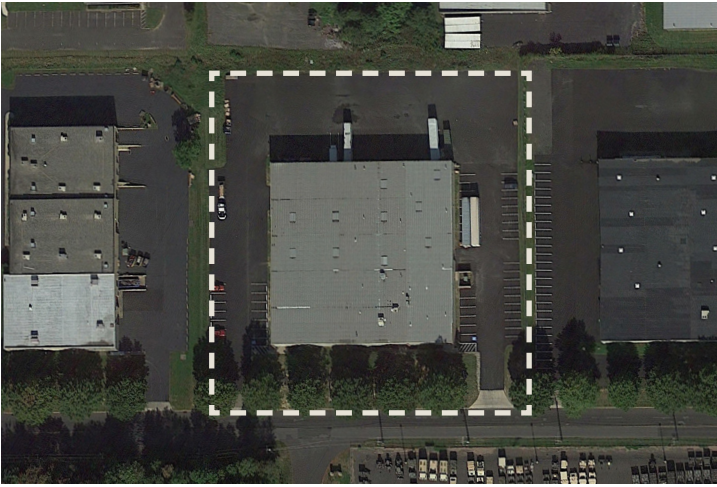


## PROPERTY HIGHLIGHTS

- **NEW OFFICE AREA**
- **NEW T-5 LIGHTING**
- **18' - 22' Clear Height**
- **3 Loading Docks; 1 Drive-in Door**
- **I-95 Corridor, Right off of Exit 40**







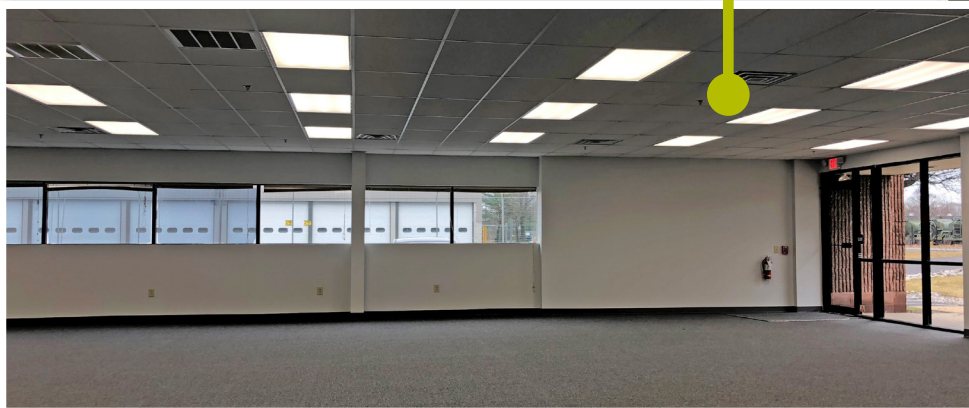
## SITE FEATURES

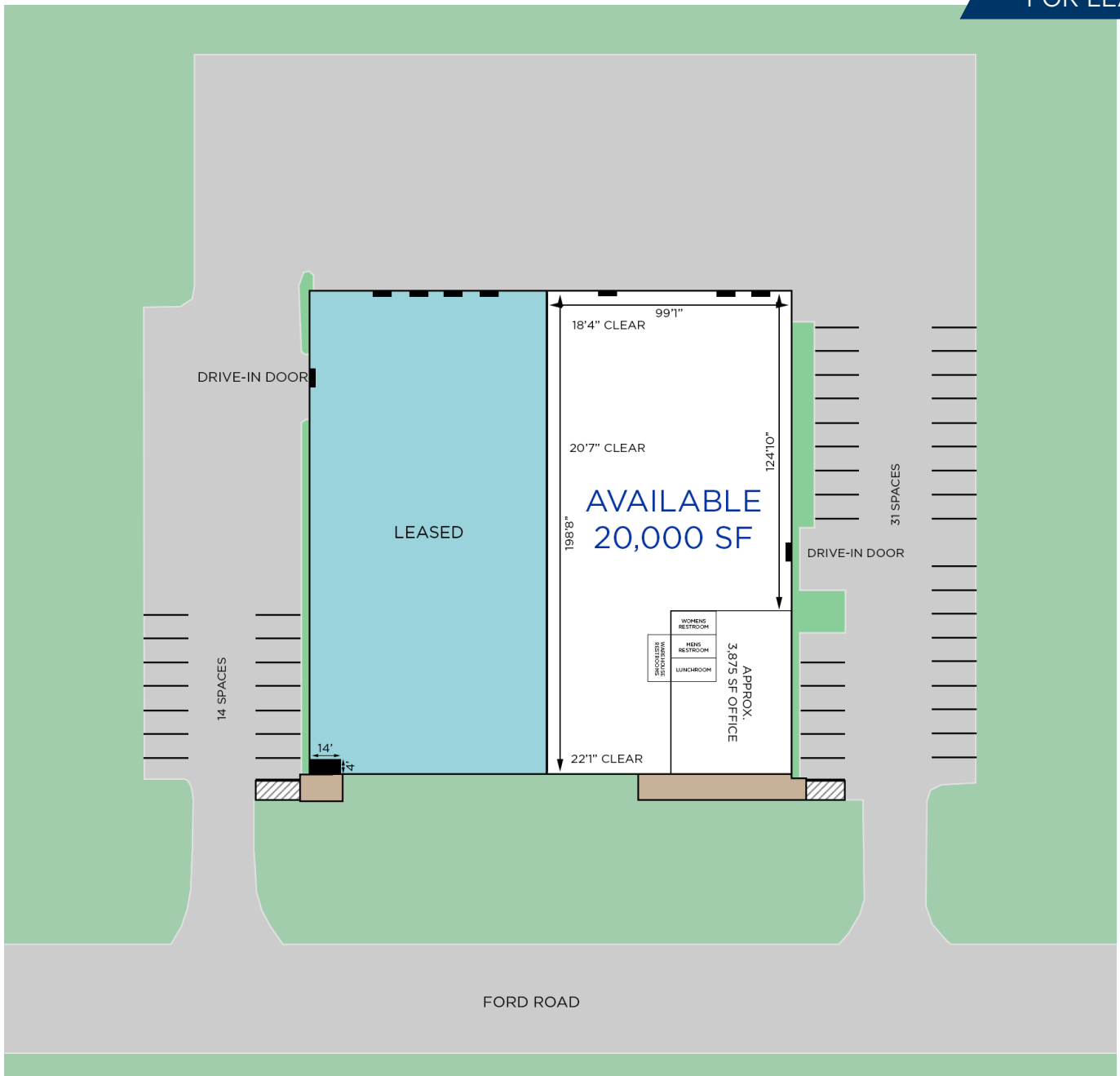
TOTAL BUILDING SF	40,000 SF
ACRES	3.09 Acres
CONSTRUCTION	Concrete Block and Metal Panel
TRUCK COURT	100'
ZONING	P-I (Planned Industrial)

**2524 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.

## RECENT RENOVATIONS

- **NEW T-5 LIGHTING**
- **NEW OFFICE FIT-OUT**





## BUILDING FEATURES

SQUARE FOOTAGE AVAILABLE	20,000 sf
OFFICE	Approximately 3,875 sf
YEAR BUILT	1984 / Rehabbed in 1994
LOADING	3 Loading Docks; 1 Drive-in Door
CLEAR HEIGHT	18' - 22'
COLUMN SPACING	39'3" x 49'3"
SPRINKLER SYSTEM	Wet System
POWER	200 amps, 120/208 volt, 3 phase, 4 wire
LIGHTING	T-5 Lighting on Motion Sensors
HVAC	Fully air conditioned offices; Ceiling hung gas fired heaters in warehouse

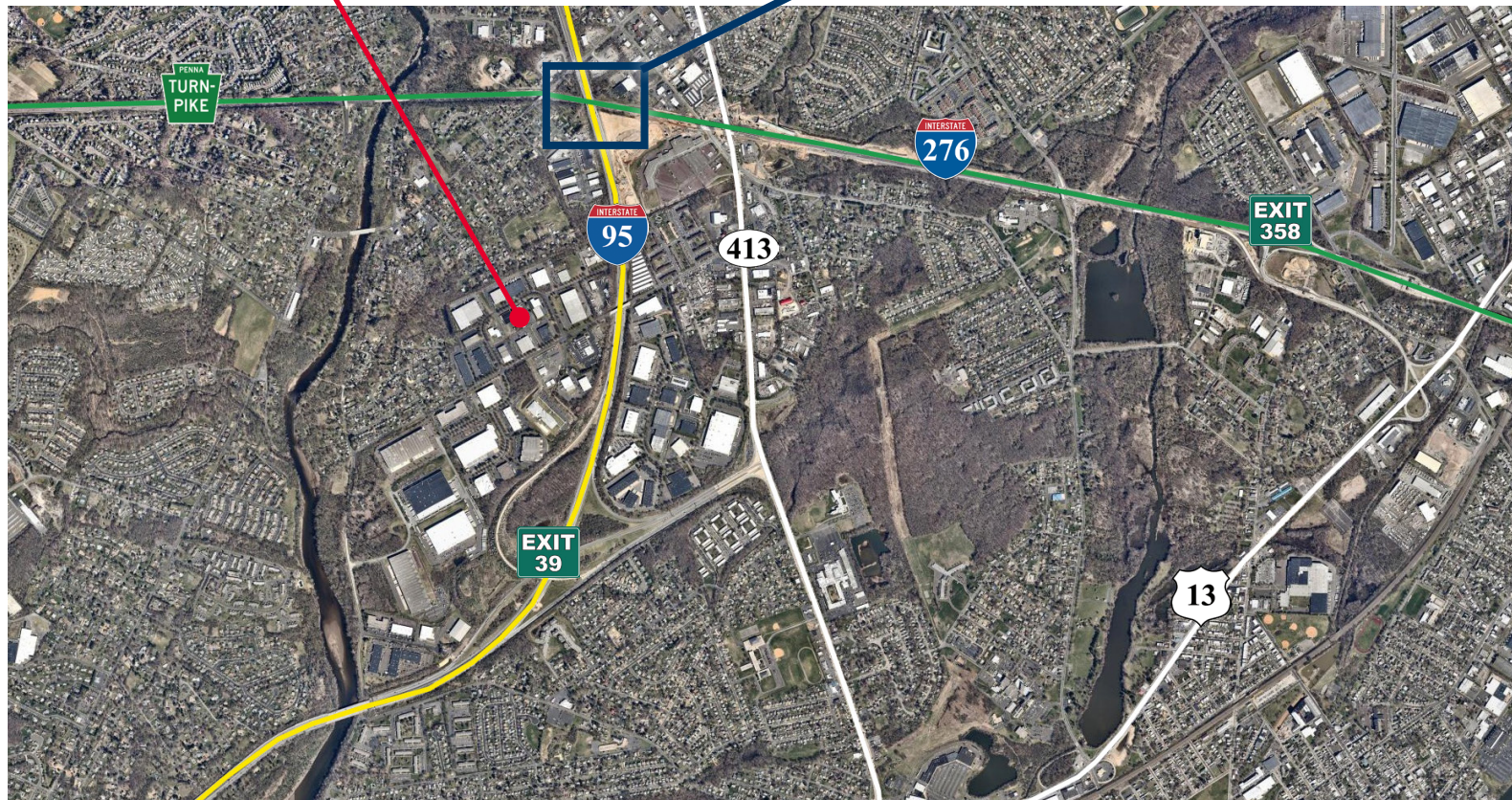




2524 Ford Road



PA Turnpike / I-95 Interchange Project  
Recently Completed



**CUSHMAN &  
WAKEFIELD**

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