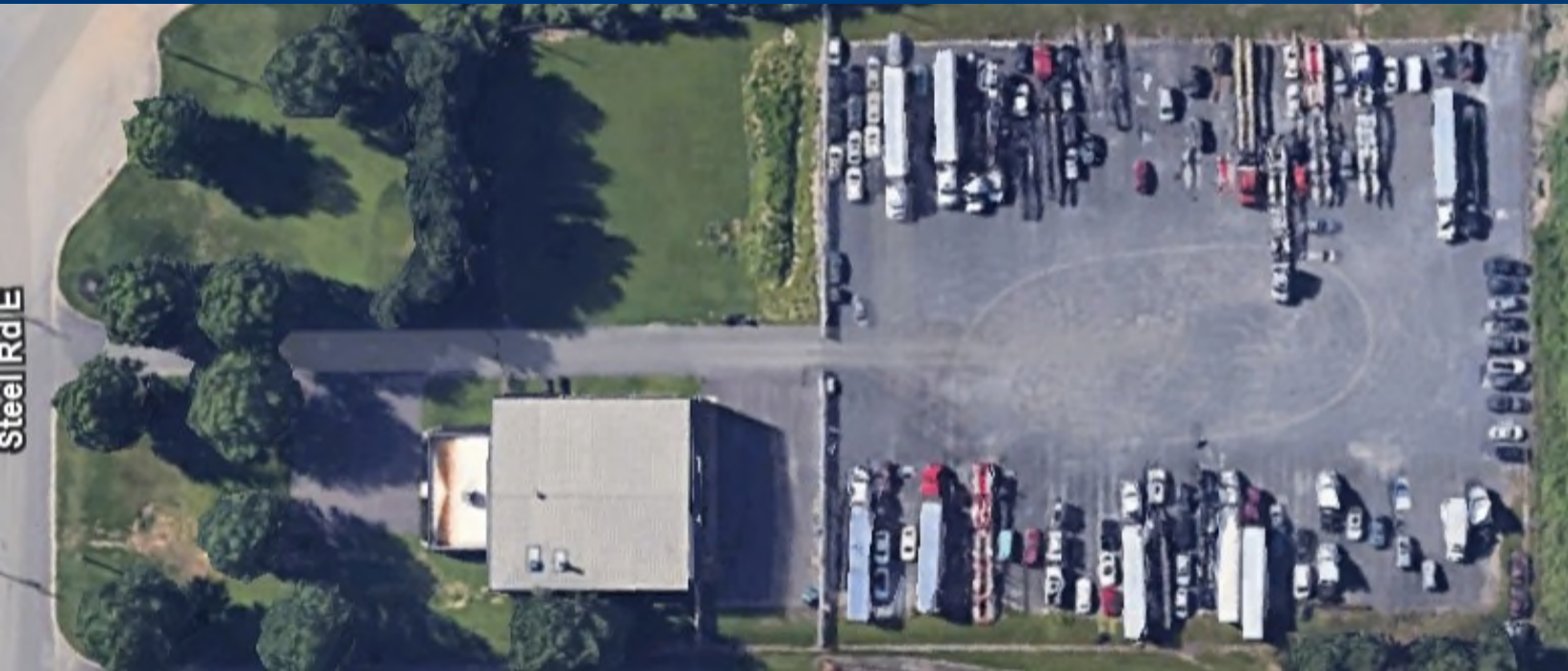


# 2.00 ACRES ZONED INDUSTRIAL TRUCK PARKING/OUTDOOR STORAGE/SERVICE FACILITY 9,350 SQ. FT. SERVICE FACILITY - APPROVED



6 STEEL ROAD E, MORRISVILLE, BUCKS COUNTY, PA 19067

**LOT SIZE:** 2.00 acres.

**DESCRIPTION:** 2.00+/- acre industrial outdoor storage/parking facility.

**BUILD-TO-SUIT:** Approx. 9,350 sq. ft. facility fully approved, ready for construction.

**PARKING:** Entire site is paved and/or stoned.

**LIGHTING:** Pole mounted fixtures.

**SECURITY:** 8' high chain link fence surrounding the perimeter with ingress/egress point and keypad operated access gate.

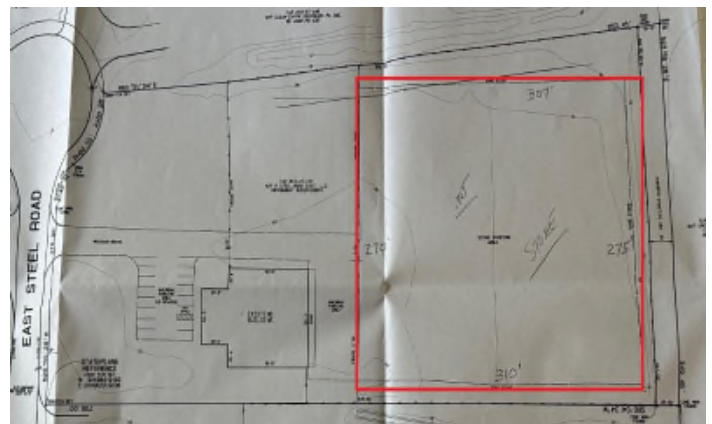
**ELECTRIC:** Service provided by PECO.

**GAS:** Service provided by PECO.

**WATER:** Service provided by US Steel/Veolia Water.

**SEWER:** Service provided by US Steel/Veolia Water.

**ZONING:** HI (Heavy Industrial)

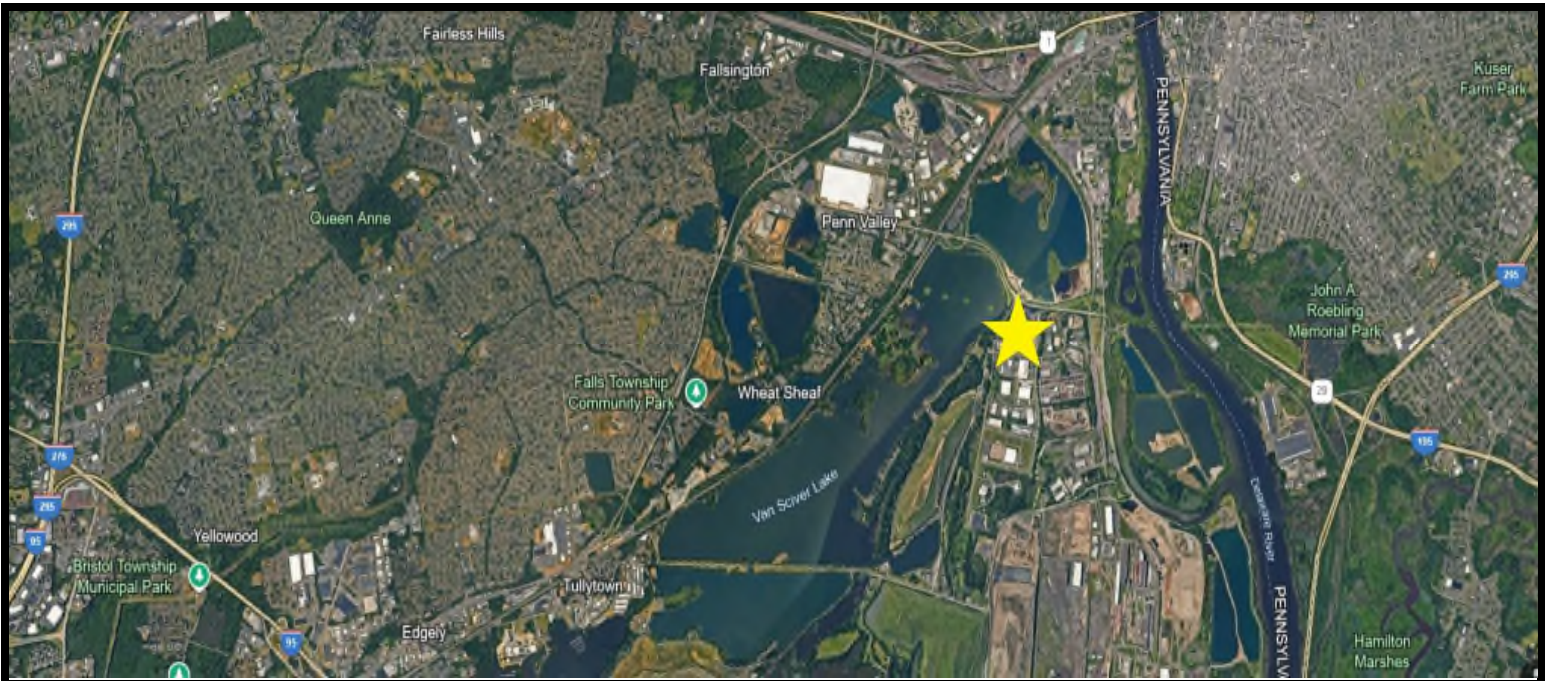


**Roddy**  
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website: www.roddyinc.com

Call for further information or visit this property  
and others on our website at [www.roddyinc.com](http://www.roddyinc.com)

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### LOCATION

Strategically situated in the New Ford Mill Road Industrial Park (AKA Keystone Industrial Port Complex) offering access to Route 13, Route 1, I-95, I-295, Pennsylvania Turnpike (Interstate 276) and New Jersey Turnpike (I-95) as well as bridges to New Jersey.

### AIRPORT

Philadelphia International Airport is fifty (50) minutes away, Northeast Philadelphia Airport is thirty (30) minutes away, Newark International Airport is seventy-five (75) minutes away and Trenton-Mercer Airport is twenty (20) minutes away.

### HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

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