



PREMISES: 2500 Pearl Buck Road
Unit A
Keystone Business Center II
Bristol, Bucks County, PA 19007

LOT SIZE: 1.70 Acres.
SIZE OF BUILDING: Approximately 54,000 square feet.
AVAILABLE UNIT: An approximate 7,130 square foot unit.

Office Area: Approximately 1,500 square feet. Finishes include 2' x 2' acoustical ceiling tiles, carpet and painted drywall.

Warehouse Area: Approximately 5,630 square feet.

PARKING: Approximately one hundred (100) automobiles.

AGE OF BUILDING: Constructed 1986.

CONSTRUCTION: **Walls:** Split-faced concrete block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: EPDM rubber roofing membrane system.

CEILING HEIGHT: 19'5" sloping to 18'3" clear under bar joist.

LOADING: **Tailgate:** One (1) 8' x 10' insulated manually operated steel sectional tailgate doors with dock bumpers and bollards.

Drive-In: One (1) 12' x 14' insulated electrically operated steel sectional drive-in door with bollards.

COLUMN SPACING: Clear span.

SPRINKLER SYSTEM: 100% wet system.



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- HVAC:** Office Area – Heated and cooled via rooftop combination natural gas fired/electric air conditioning package unit.
Warehouse Area – Heated via suspended natural gas fired blower units.
- INTERIOR LIGHTING:** Office Area – Fluorescent fixtures.
Warehouse Area - LED fixtures throughout.
- EXTERIOR LIGHTING:** Wall mounted fixtures.
- ELECTRICAL SERVICE:** 200 amp, 120/208 volt, 3 phase, 4 wire service provided by PECO Energy.
- TOILET FACILITIES:** One (1) men’s room containing three (3) water closets, two (2) urinals and four (4) lavatories. One (1) ladies room containing four (4) water closets and two (2) lavatories. Finishes include 2’ x 4’ acoustical ceiling tiles, 2’ x 4’ fluorescent lighting with baffles, VCT flooring and painted drywall.
- WATER SERVICE:** 1” line connected to 8” main service supplied by Bristol Township Water Department.
- SEWER SERVICE:** 8” main service supplied by Bristol Township Sewer Dept.
- GAS:** Service supplied by Philadelphia Gas Works.
- ASSESSMENT:** **\$289,320 (2022)**
- TAXES:**
- | | | |
|---------------|------------------|--------------------|
| County | \$ 7,363 | (2022) |
| Township | \$ 6,938 | (2022) |
| School | \$ <u>63,691</u> | (2021/2022) |
| TOTAL: | \$ 77,992 | (\$1.44/SF) |
- ZONING:** P-I Planned Industrial.



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- LOCATION:** Strategically located at the intersection of I-95 and PA Route 413, within three (3) miles of PA Turnpike interchange. Just twenty (20) minutes from metropolitan Philadelphia, fifteen (15) minutes to Trenton, NJ, ninety (90) minutes to New York.
- AIRPORT:** Philadelphia International Airport is within forty five (45) minutes via I-95 and Northeast Philadelphia and Trenton/Mercer County, New Jersey Airports are within ten (10) minutes.
- HOTELS:** Most major hotels are represented in the area within a five (5) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus Route 129 originates at Frankford Avenue & Knights Road and stops within the park. SEPTA Rail Line R7 stops at the Croydon Station which is located 3.5 miles from the property.



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