Roddy Inc. Industrial & Commercial Realtors



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PREMISES: 2014 Ford Road

Unit G

Keystone Business Center I

Bristol, Bucks County, PA 19007

LOT SIZE: 3.57 Acres

SIZE OF BUILDING: Approximately 54,000 square feet.

AVAILABLE UNIT: An approximate 4,240 square foot unit.

Office Area: Approximately 850 square feet.

Warehouse Area: Approximately 3,390 square feet.

PARKING: Approximately eighty-seven (87) automobiles.

AGE OF BUILDING: Constructed 1974.

CONSTRUCTION: Walls: Front and Sides: Split-faced concrete block. Rear:

Painted concrete block.

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

Roof: EPDM rubber roofing membrane system.

CEILING HEIGHT: 16'3" sloping to 15'5" clear under bar joist.

LOADING: Tailgate: One (1) 10' x 10' manually operated steel section door

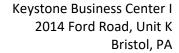
with dock bumpers.

COLUMN SPACING: Clear span.

HVAC: Heated via Resnor gas-fired blower units.

INTERIOR LIGHTING: Office Area – Fluorescent.

Warehouse Area - fluorescent.





EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRICAL SERVICE: 200 amp, 120/208 volt, 3 phase, service provided by PECO

Energy.

OFFICE AREA: Two (2) private office and an open bullpen area. Finishes include

2' x 2' acoustical ceiling tiles, 2' x 2' fluorescent lighting, carpet

and painted drywall.

TOILET FACILITIES: Office Area: One (1) men's room containing one (1) water closet

and one (1) lavatory. One (1) ladies room containing one (1) water closet and one (1) lavatory. Finishes include 2' x 4'

acoustical ceiling tiles, 2' x 4' fluorescent lighting, 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: \$332,800 (2024)

TAXES: County \$ 9,135 (2024)

Township \$ 7,981 (2024)

School \$ 73,263 (2024/2025)

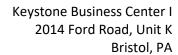
TOTAL: \$ 90,379 (\$1.67/SF)

ZONING: M-1 Light Manufacturing.

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.

MISCELLANEOUS: Ceiling fans throughout the warehouse.