



Faropoint



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

150 RITTENHOUSE CIRCLE BRISTOL, PA



+101,236 SF AVAILABLE FOR LEASE
PREMIUM CLASS B INDUSTRIAL SPACE

Lee & Associates of Eastern Pennsylvania LLC

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BRISTOL, PA

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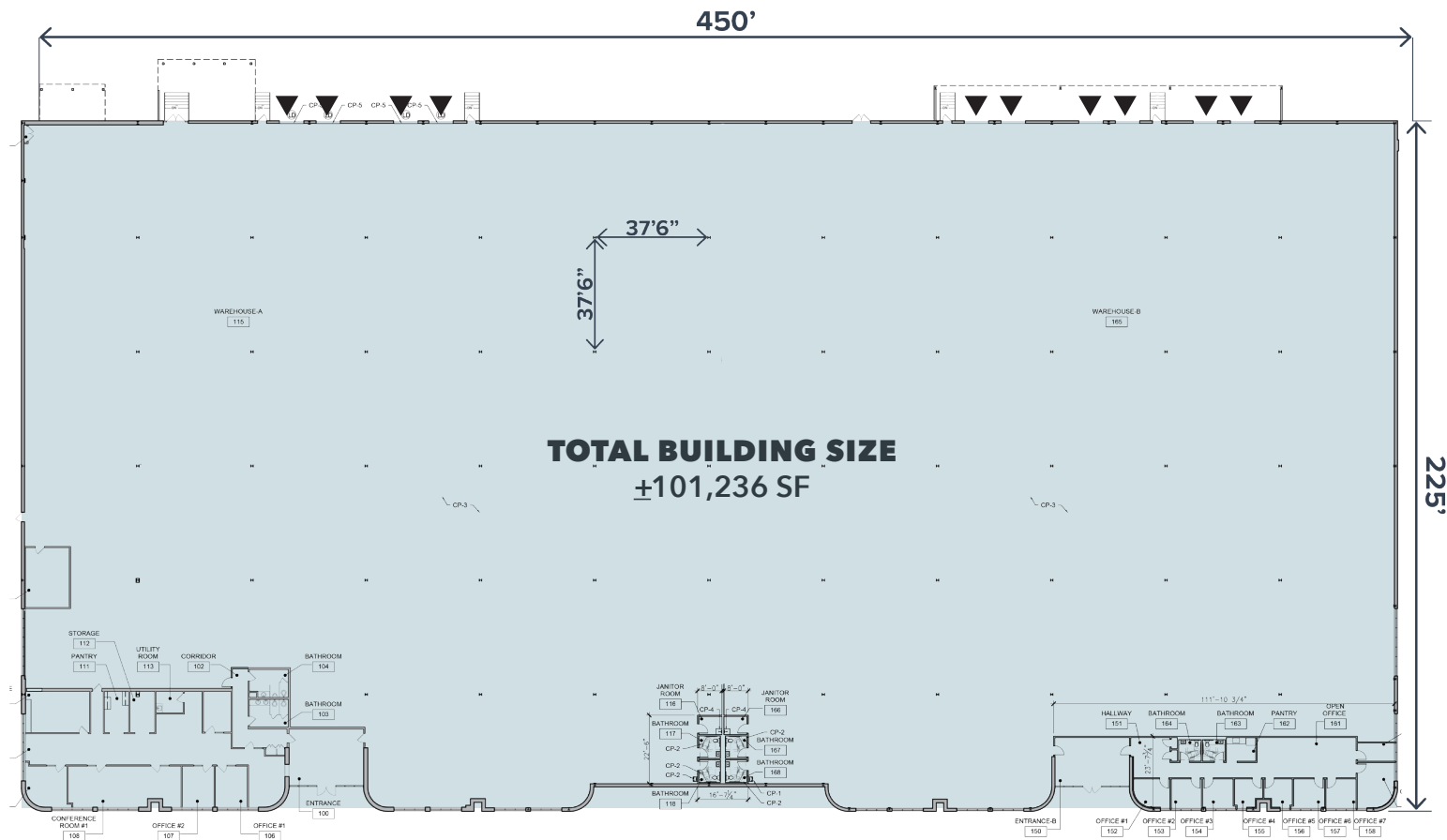
PREMIUM CLASS B INDUSTRIAL SPACE

BUILDING SPECIFICATIONS

Total Building Size	±101,236 SF
Available Space	±50,118 - 101,236 SF
Office Area	±6,375 SF
Clear Height	23'-25'

Column Spacing	37'6" x 37'6"
Power	1,600-amp 277/480v
Loading Docks	Ten (10)
Parking	232 spaces

Lighting	LED
Sprinkler	ESFR
Zoning	Planned Industrial



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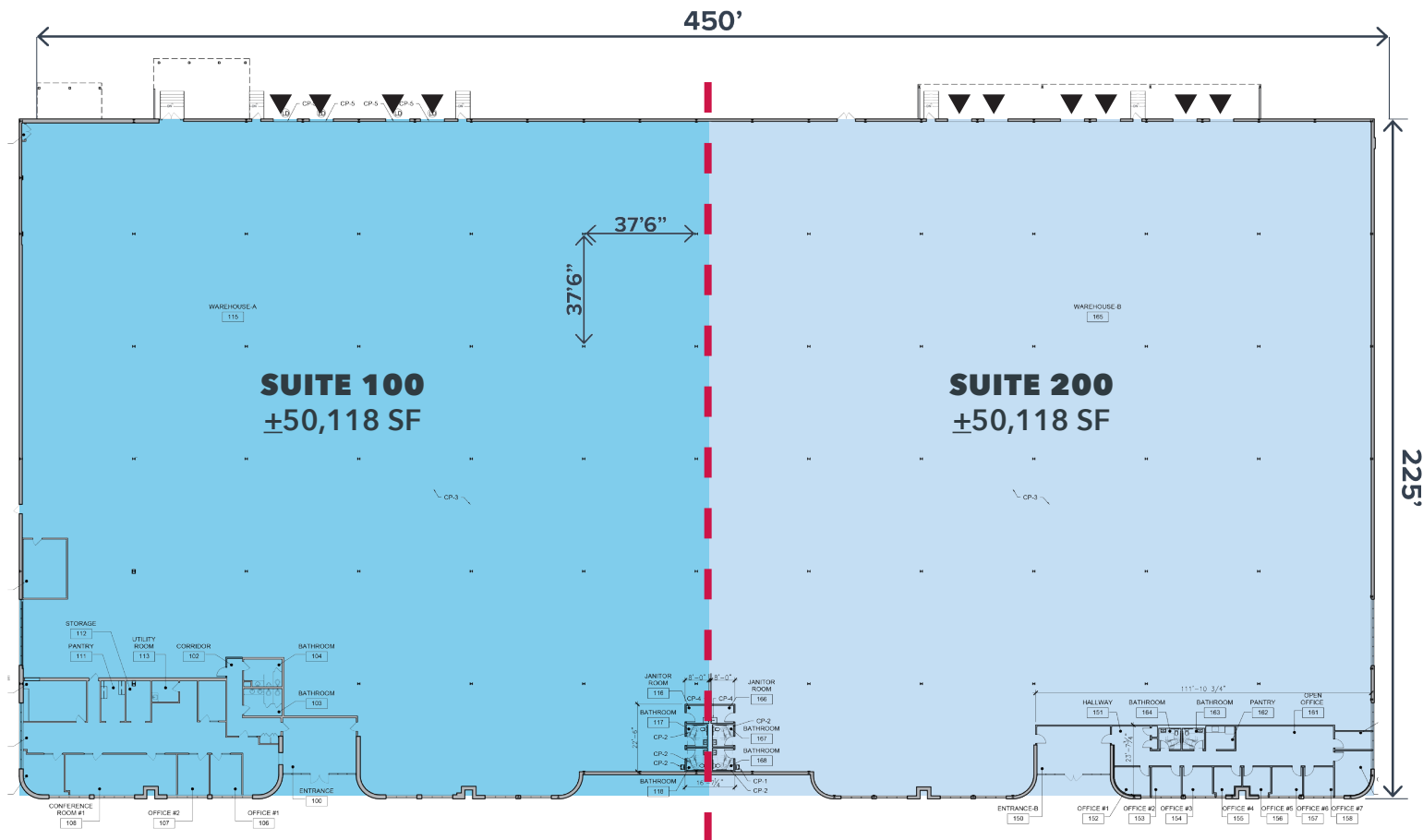
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BUILDING SPECIFICATIONS - DEMISED PLAN

SUITE 100	±50,118 SF
Office Area	±3,600 SF
Loading Docks	Four (4)
Power	800-amp 277/480v

SUITE 200	±50,118 SF
Office Area	±2,775 SF
Loading Docks	Six (6)
Power	800-amp 277/480v



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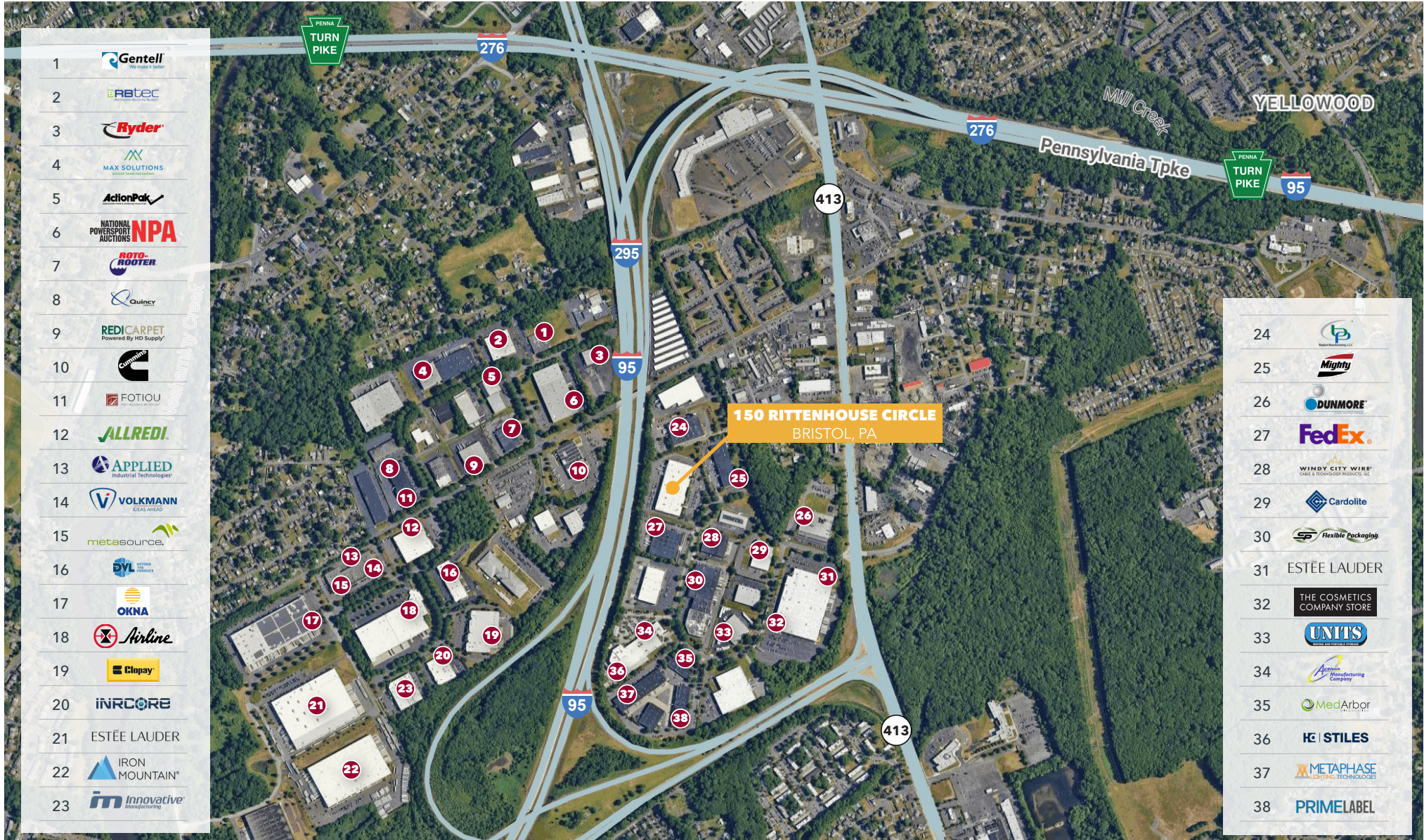
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CORPORATE NEIGHBORS



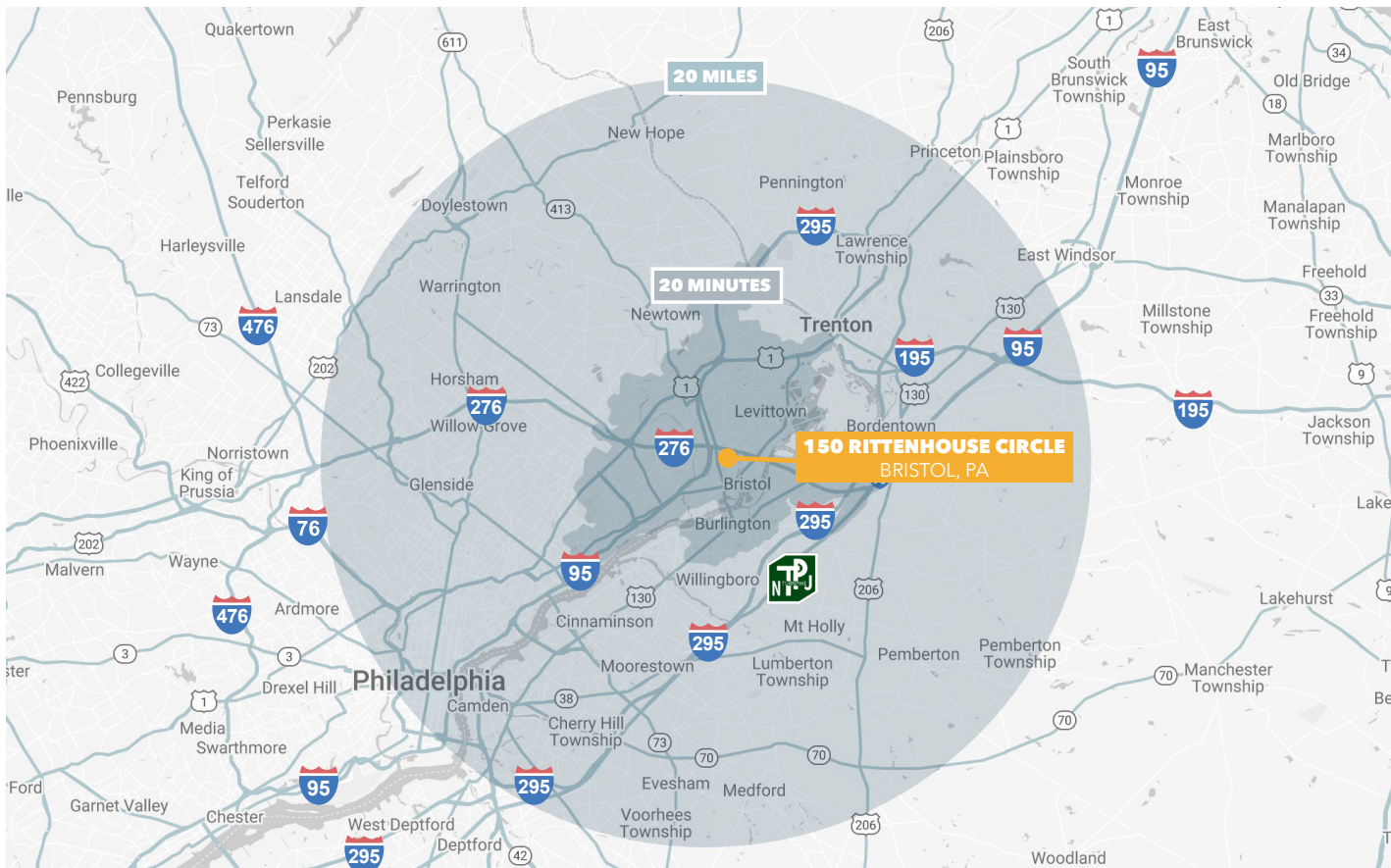
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LOCATION & DEMOGRAPHICS



POPULATION



20 minutes	525,607
20 miles	3,200,098

WORKFORCE



20 minutes	421,834
20 miles	2,601,459

MAJOR ROADWAYS	MILES
I-95	0.5
PA Turnpike Eastbound	2.5
PA Turnpike Westbound	4.5
NJ Turnpike	10.5

SAME DAY DELIVERY	MILES
Center City Philadelphia	20
New York, NY	75
Baltimore, MD	117
Washington, D.C.	169
Boston, MA	288

PORTS	
Port of Philadelphia, Tioga	16
Port of Philadelphia, Packer Ave	23
Port of Wilmington	50
Port of Newark - Elizabeth	67
Port of Baltimore	122

AIRPORTS	
Philadelphia Intl.	29
Newark Liberty Intl.	63
Baltimore Washington Intl.	128

INTERMODAL	
NS Intermodal, Langhorne, PA	9
CSX Intermodal, Philadelphia, PA	23

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