


3198 TREMONT AVENUE


TREVOSE, PA



Proposed
Data Center



400 MW
Available



Access to
Public Utilities



±75.48 ACRES AVAILABLE FOR SALE

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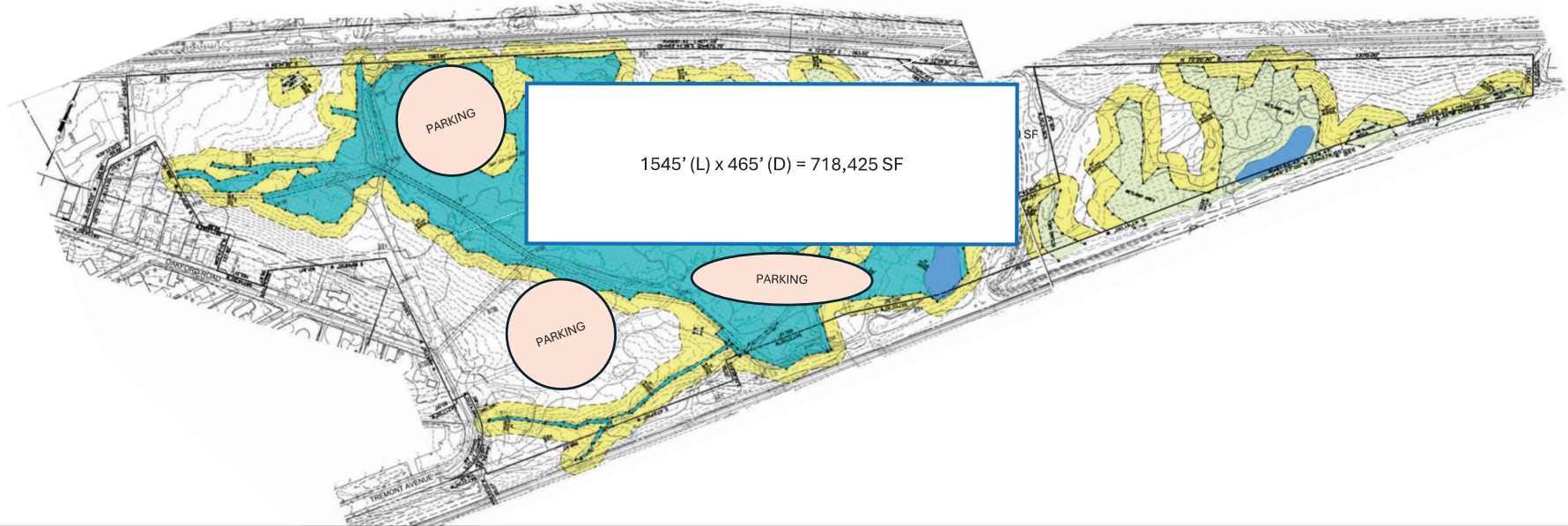
Sean Campbell
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE SPECIFICATIONS

Property Address:	3198 Tremont Avenue, Trevoese, PA
Municipality:	Bensalem Township
Tax Parcels:	02-004-308 & 02-009-007-003
Total Size:	75.48 Acres
Zoning:	Light Industrial (L-I); Zoning Certificate obtained permitting Data Center(s) use by right
Proposed Building Size:	+/-718,425 SF

Power:	Access to 400 MW from two 230 kV transmission lines feeding an existing substation adjacent to the site
Fiber:	Long-haul fiber lines running adjacent to site
Gas:	4" high-pressure gas main line located along Tremont Ave.
Water:	8" high-pressure water main line
Sewer:	8" sewer main line



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PROPERTY

UTILITIES

LOCATION



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CONVENIENT HIGHWAY ACCESS



1.2 miles



2.2 miles



6.8 miles

AREA DEMOGRAPHICS



Population

20 Mile 3,647,360
20 Minute 584,856



Workforce (16+)

20 Mile 1,746,243
20 Minute 292,336

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