



44 INDUSTRIAL DRIVE
NEW BRITAIN, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

29,500 SF
2.44 Acres

PROPERTY HIGHLIGHTS

- Up to 29,500 SF Available (Divisible to 2,500 SF)
- 2.44 Acres
- Ten (10) drive-in doors
- 24'-26' Clear Height
- Light Industrial (New Britain Borough)
- This property is located in New Britain Borough, Bucks County, Pennsylvania providing immediate access to Route 202 and 309.



ADDITIONAL PHOTOS



FLOOR PLAN

FLOOR PLAN

FRONT ELEVATION

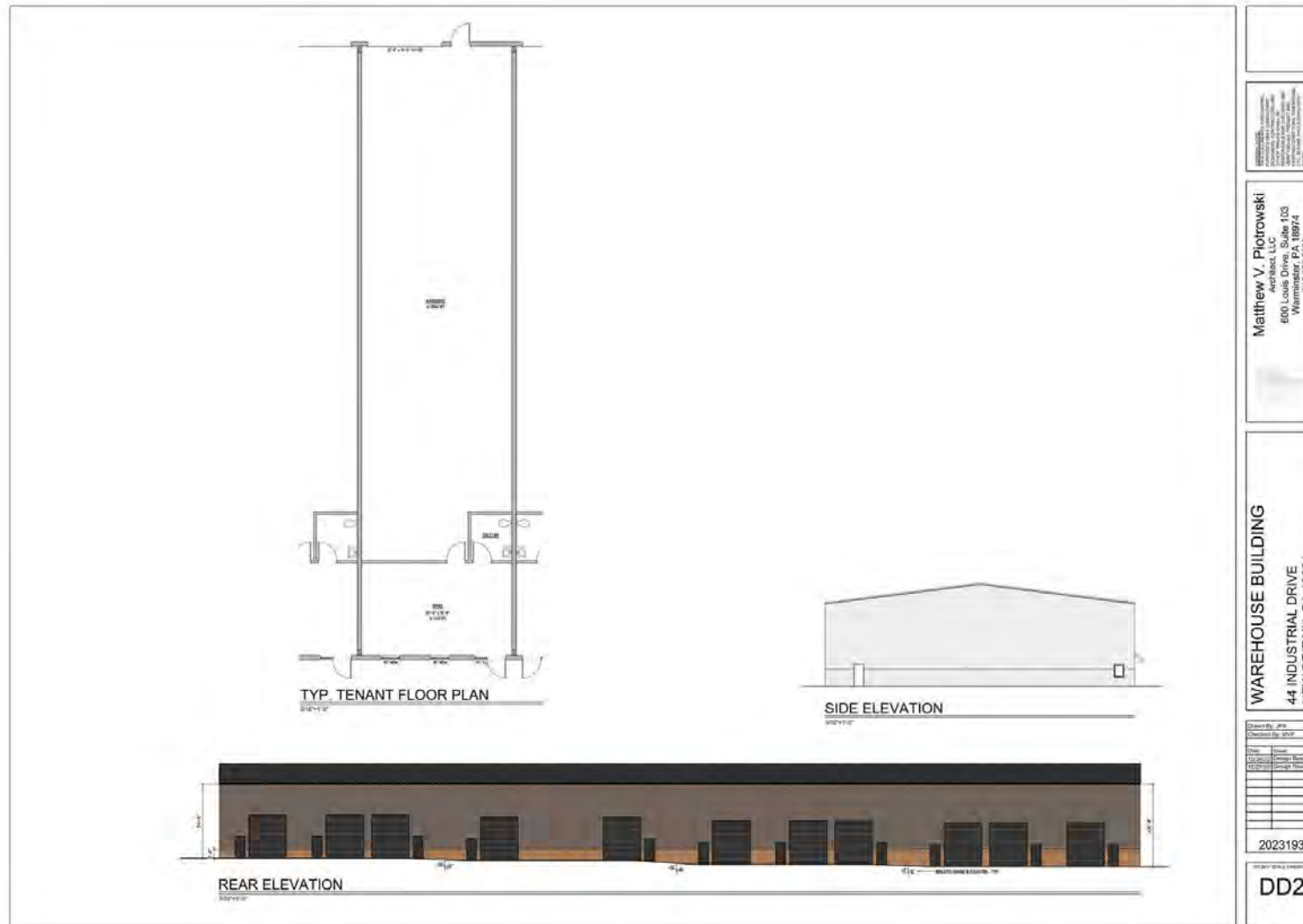
WAREHOUSE BUILDING
 44 INDUSTRIAL DRIVE
 NEW BRITAIN, PA 18901

Matthew V. Piotrowski
 Architect, LLC
 8501 Lehigh Valley Blvd, 103
 Warrington, PA 18974
 215.675.2009

2023193

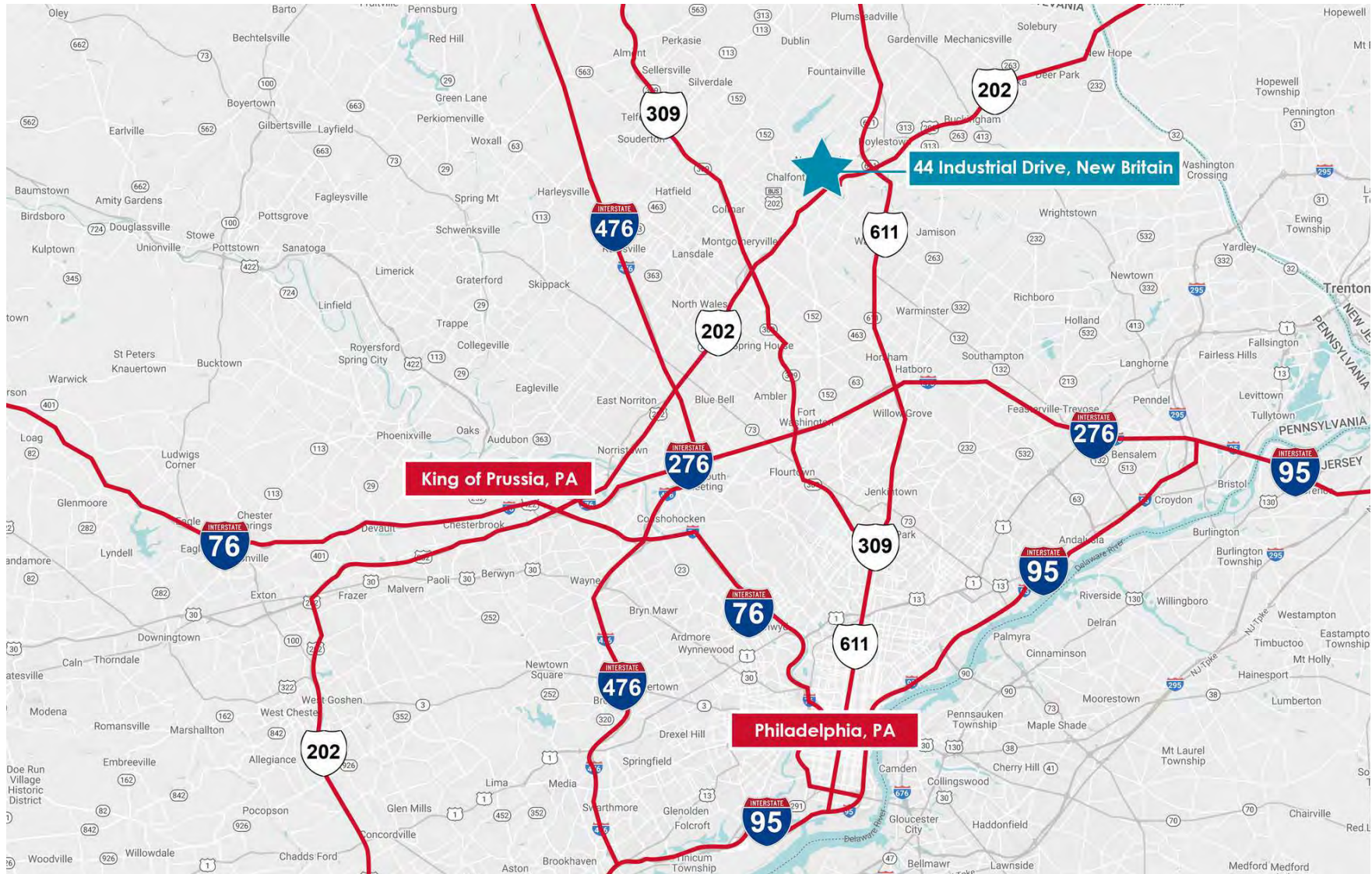
DD1

TYPICAL TENANT FLOOR PLAN



<p>Matthew V. Piotrowski Architect, LLC 6601 Lehigh Valley Blvd, 103 Wissinnetts, PA 18074 215.675.2093</p>																		
<p>WAREHOUSE BUILDING 44 INDUSTRIAL DRIVE NEW BRITAIN, PA 18901</p>																		
<table border="1"> <tr><td>Drawn By:</td><td>JPA</td></tr> <tr><td>Checked By:</td><td>WJP</td></tr> <tr><td>Date:</td><td></td></tr> <tr><td>Client:</td><td></td></tr> <tr><td>Project Name:</td><td></td></tr> <tr><td>Project No.:</td><td></td></tr> <tr><td>Scale:</td><td></td></tr> <tr><td>Sheet No.:</td><td></td></tr> <tr><td>Total Sheets:</td><td></td></tr> </table>	Drawn By:	JPA	Checked By:	WJP	Date:		Client:		Project Name:		Project No.:		Scale:		Sheet No.:		Total Sheets:	
Drawn By:	JPA																	
Checked By:	WJP																	
Date:																		
Client:																		
Project Name:																		
Project No.:																		
Scale:																		
Sheet No.:																		
Total Sheets:																		
<p>2023193</p>																		
<p>DD2</p>																		

MAP



DEMOGRAPHICS MAP & REPORT

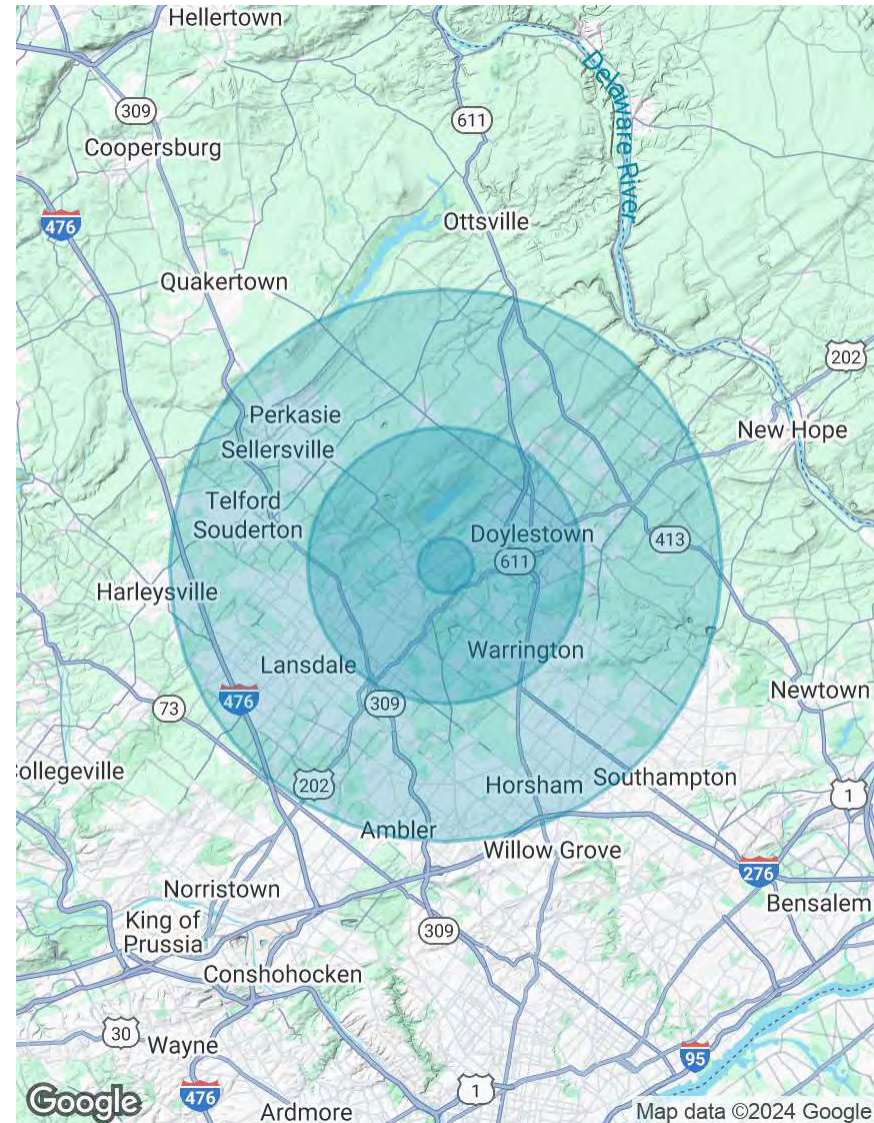
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,117	99,905	411,149
Average Age	39.7	44.0	44.2
Average Age (Male)	40.5	42.9	42.8
Average Age (Female)	40.1	45.3	44.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,551	37,636	163,102
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$127,980	\$132,364	\$122,679
Average House Value	\$358,223	\$408,840	\$368,126

2020 American Community Survey (ACS)



CONTACT



Matt Corrigan

Senior Vice President

215.448.6018

mcorrigan@binswanger.com



Bruce Bean

Vice President

215.448.6039

bbean@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.