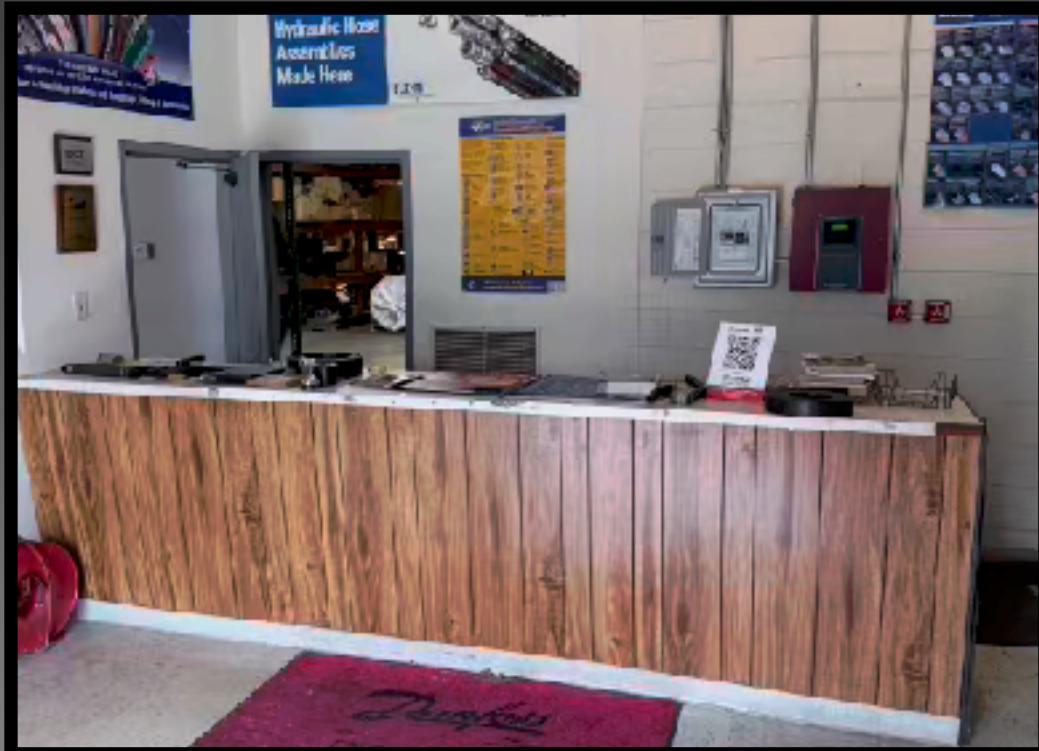




12,800 SF space for lease - 616 Nolan Ave, Morrisville, PA





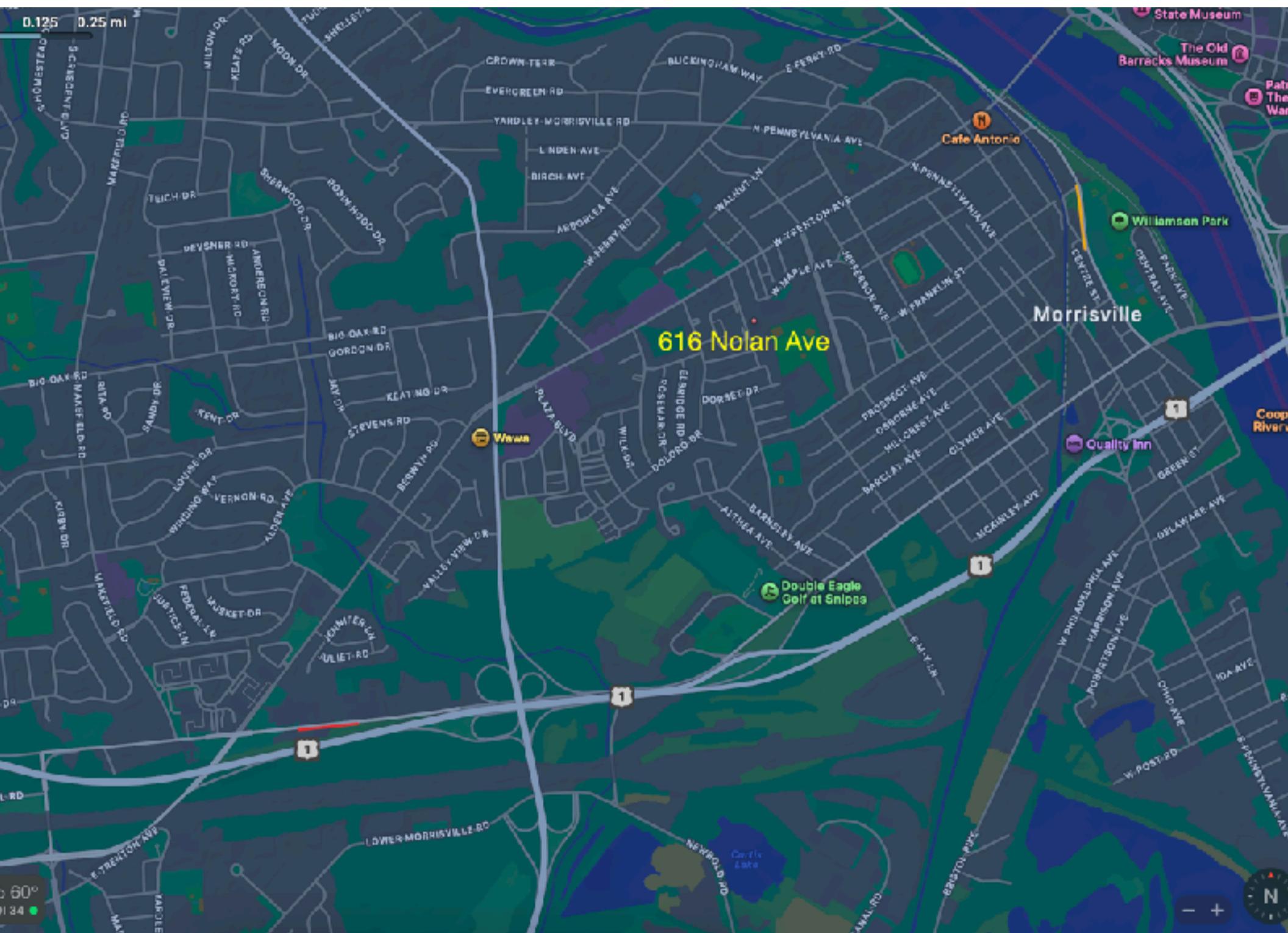
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Property specifications

• Warehouse	12,800 SF warehouse
• Ceiling height	13' under bar joist
• Office area	700 SF of office
• Parking	8 spots in front of building
• Zoning - LI	Light industrial
• Power	PECO Energy - 3 phase
• Gas	Natural gas - PECO Energy
• Water - Sewer	Public
• HVAC	Warehouse is heated by gas-fired ceiling units
• Loading	1) 10'H x 12'W drive-in door
• Tax parcel	24-004-722-002
• Location	Close to Route 1, Route 13, and multiple bridge crossings to Trenton, NJ.



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