

201 LOWER MORRISVILLE ROAD

Fallsington, Falls Township, Bucks County, PA 19054

 FOR LEASE

 INDUSTRIAL

 10,680+/- SF



PROPERTY HIGHLIGHTS

- Two contiguous, clear-span units that can be leased together or individually. Suitable for a variety of manufacturing/warehousing & other types of uses. Both spaces were formerly utilized as fitness centers.
- BUILDING SIZE: 35,000+/- SF
- AVAILABLE: Unit A3: 6,000+/- SF (100'x60'+/-) and Unit 200: 4,680+/- SF (120'x39'+/-)
- LOT SIZE: 1.2+/- acres
- OFFICE AREA: Unit A3: 665+/- SF - Unit 200: 160+/- SF
- POWER: Unit A3- 1 panel with 800 amps, 1 with 1,200 amps, 120/208Y volts, three-phase, 4 wire; Unit 200- One 150 amp panel and two 100 amp panels, 120 volts, single-phase; One 200 amp switch and two 100 amp switches, 120 volts, three-phase
- HVAC: Unit A3- Heated via 4 suspended, Modine, natural -gas fired, forced air units; Unit 200- Heated via one, suspended, natural gas-fired, Reznor, forced air unit. Cooled via two suspended, York units
- CONSTRUCTION: Frame - Steel I beams & bar joists; Walls - metal with partially painted & rockface masonry block along bottom; Floors - concrete; Roof - standing seam metal
- CEILING HEIGHT: Unit A3 - 13'6.5" to 16'11" to beam; 15'10.5" to 19'5" to deck; Unit 200 - 12' to 15'1" to bar joists
- COLUMN SPACING: None; clear-span
- LOADING: Both units share a tailgate loading dock (10'x10' +/- door); Unit A3- One (1) drive-in door (12'x10' +/-) at grade
- LIGHTING: Fluorescent; Exterior - building mounted fixtures
- RESTROOMS: Unit A3- Men's: 1 with 1 toilet/1 sink; Women's - 1 with 2 toilets/1 sink; Unit 200 - 1 with 1 toilet/1 sink
- WATER: Supplied by Falls Township MUA; 10" water main, 8" sprinkler water main and a 2" water line
- SEWER: Supplied by Falls Township MUA; 2 sanitary sewer lines - one is 8" and one is 4"
- ADDITIONAL FEATURE: 2-ton chain hoist in Unit A3
- ZONING: PIP - Planned Industrial Park
- REAL ESTATE TAXES: \$22,329 (2023)

FOR MORE INFORMATION


Jeffrey Licht, SIOR

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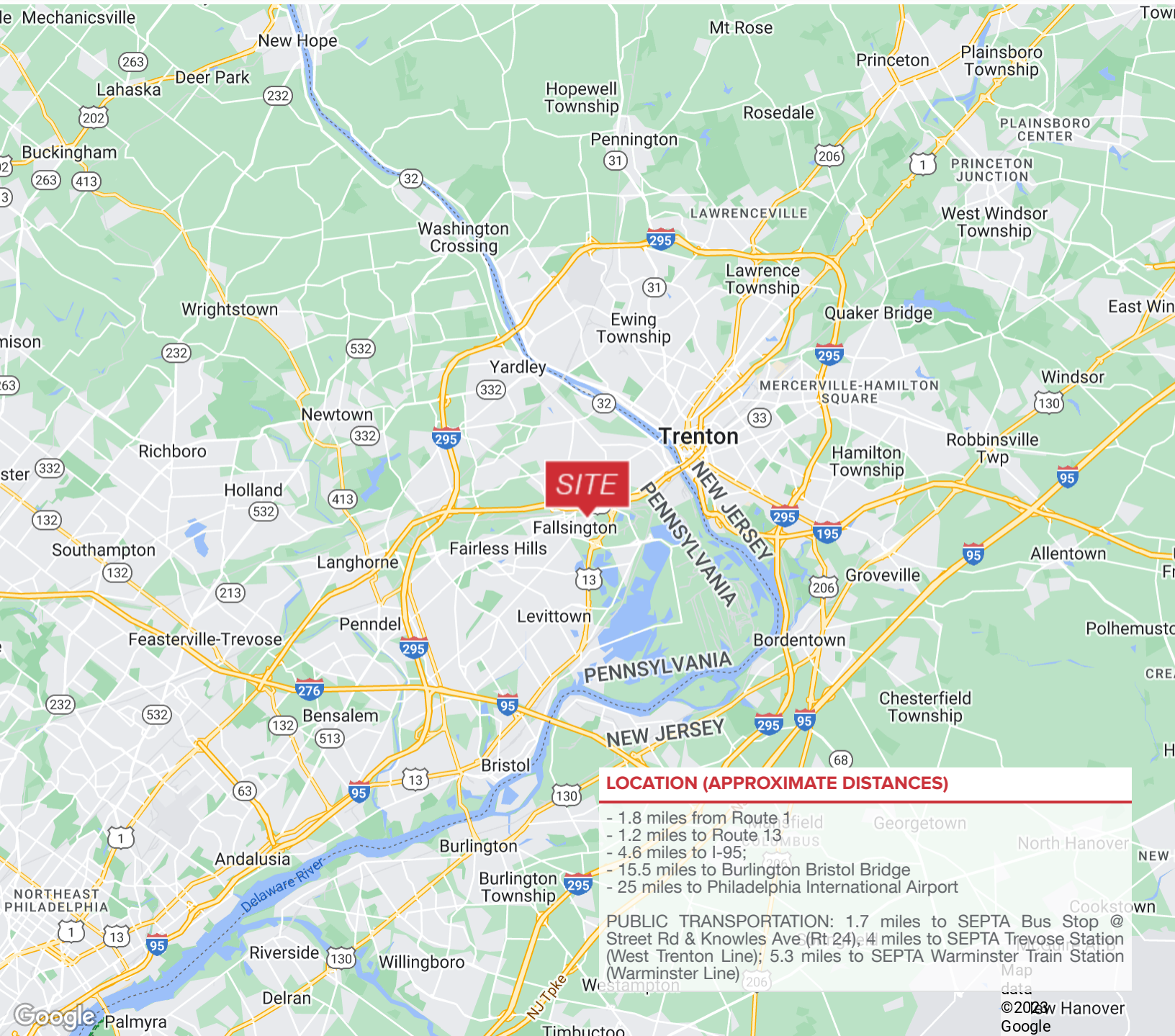
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LOCATION (APPROXIMATE DISTANCES)

- 1.8 miles from Route 1
- 1.2 miles to Route 13
- 4.6 miles to I-95;
- 15.5 miles to Burlington Bristol Bridge
- 25 miles to Philadelphia International Airport

PUBLIC TRANSPORTATION: 1.7 miles to SEPTA Bus Stop @ Street Rd & Knowles Ave (Rt 24); 4 miles to SEPTA Trevose Station (West Trenton Line); 5.3 miles to SEPTA Warminster Train Station (Warminster Line)

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