

120 Phyllis Drive,
Bristol Township, PA



87,278 SF Available



87,278 Square Feet Available Complete and Ready for Occupancy.

- 87,278 sf immediately available - (20) tailgate doors
- Abundant car and trailer parking
- Ease of access to Pennsylvania Turnpike (I-276), NJ Turnpike (I-95), I-195, and I-295

**Get more
information**

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**AVISON
YOUNG**

BUILDING SPECIFICATIONS

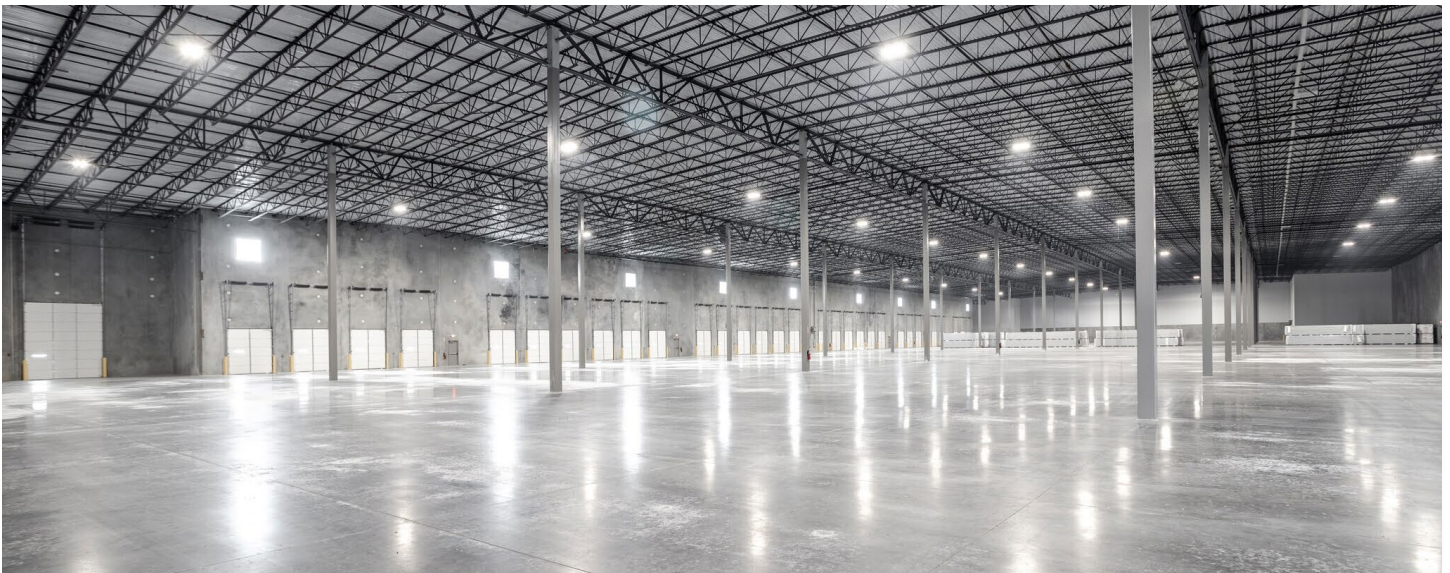


Available Space:

AVAILABLE SQUARE FOOTAGE	■ 87,278 sf
OFFICE AREA	■ 2,487 sf
LOADING DOORS	■ 20 Tailgate Doors (9' x 10' with dock seals & levelers)
DRIVE-IN DOORS	■ 1 Doors (12' x 14')
TRAILER PARKING	■ Fenced Trailer Yard with 31 Spaces
POWER	■ 600 amps @ 480v
SPRINKLER SYSTEM	■ ESFR sprinkler system

Building Total:

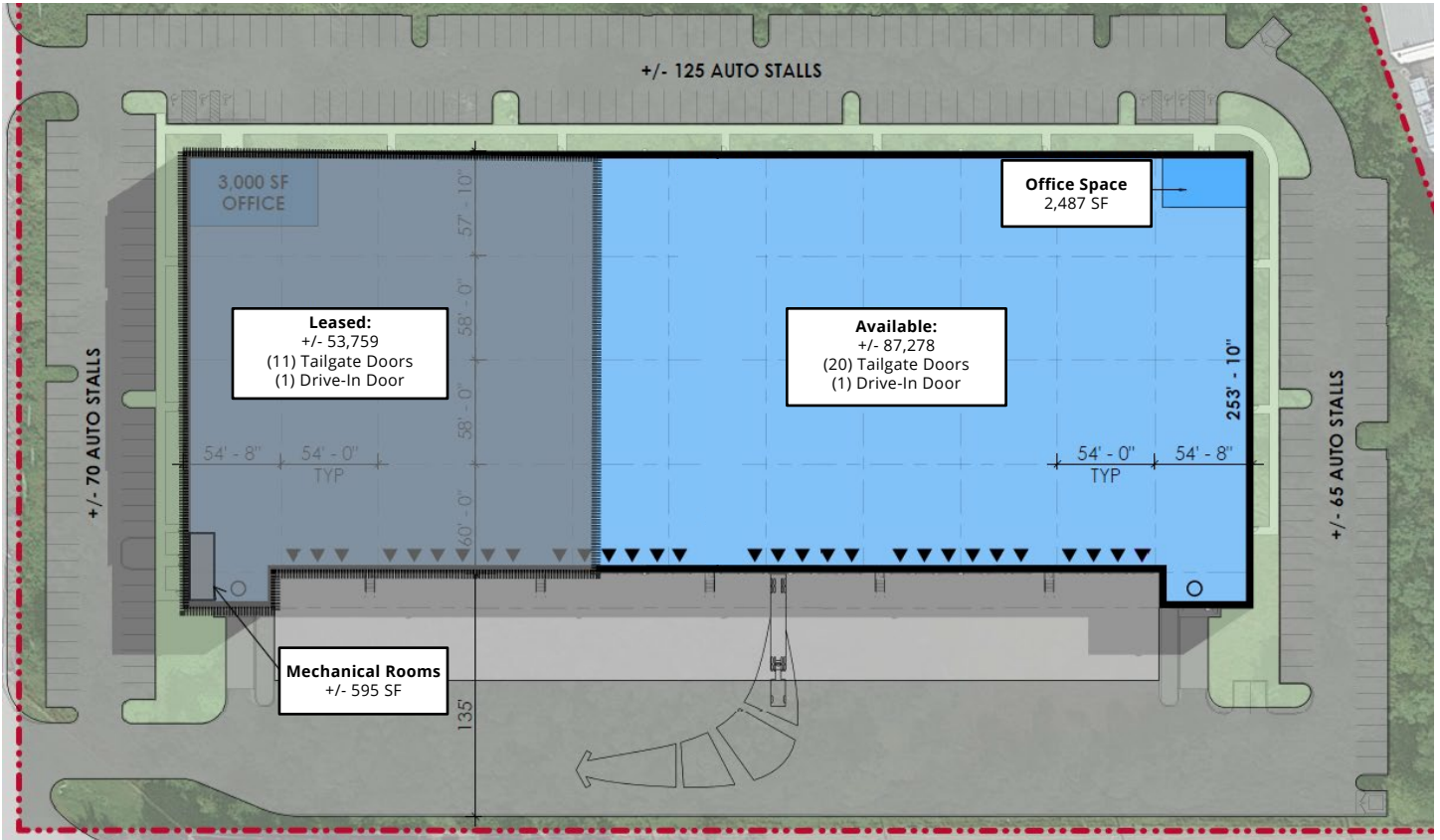
TOTAL BUILDING AREA	■ 141,276 sf
CLEAR HEIGHT	■ 36' clear
COLUMN SPACING	■ 54' x 58' (with 60' speed bay)
CAR PARKING	■ 260 Spaces
ZONING	■ M-2 Heavy Industrial. Warehouse/Manufacturing. 80' height permitted. ■ Federal Opportunity Zone



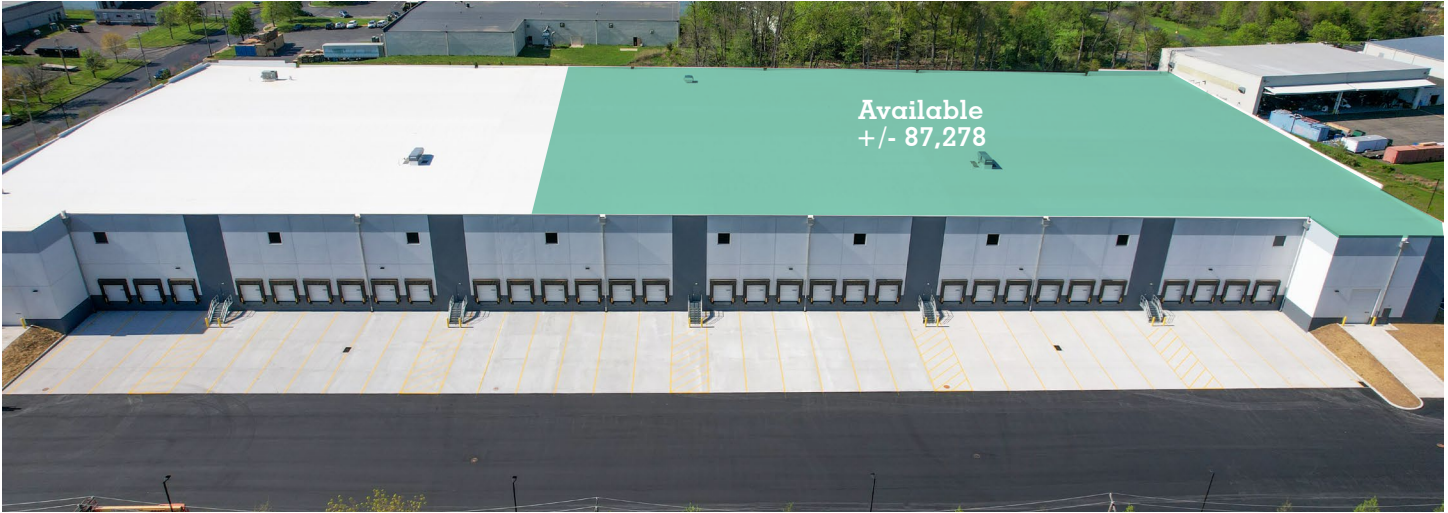
SITE PLAN



EVEREST LOGISTICS PARK



INTERIOR & EXTERIOR PHOTOS



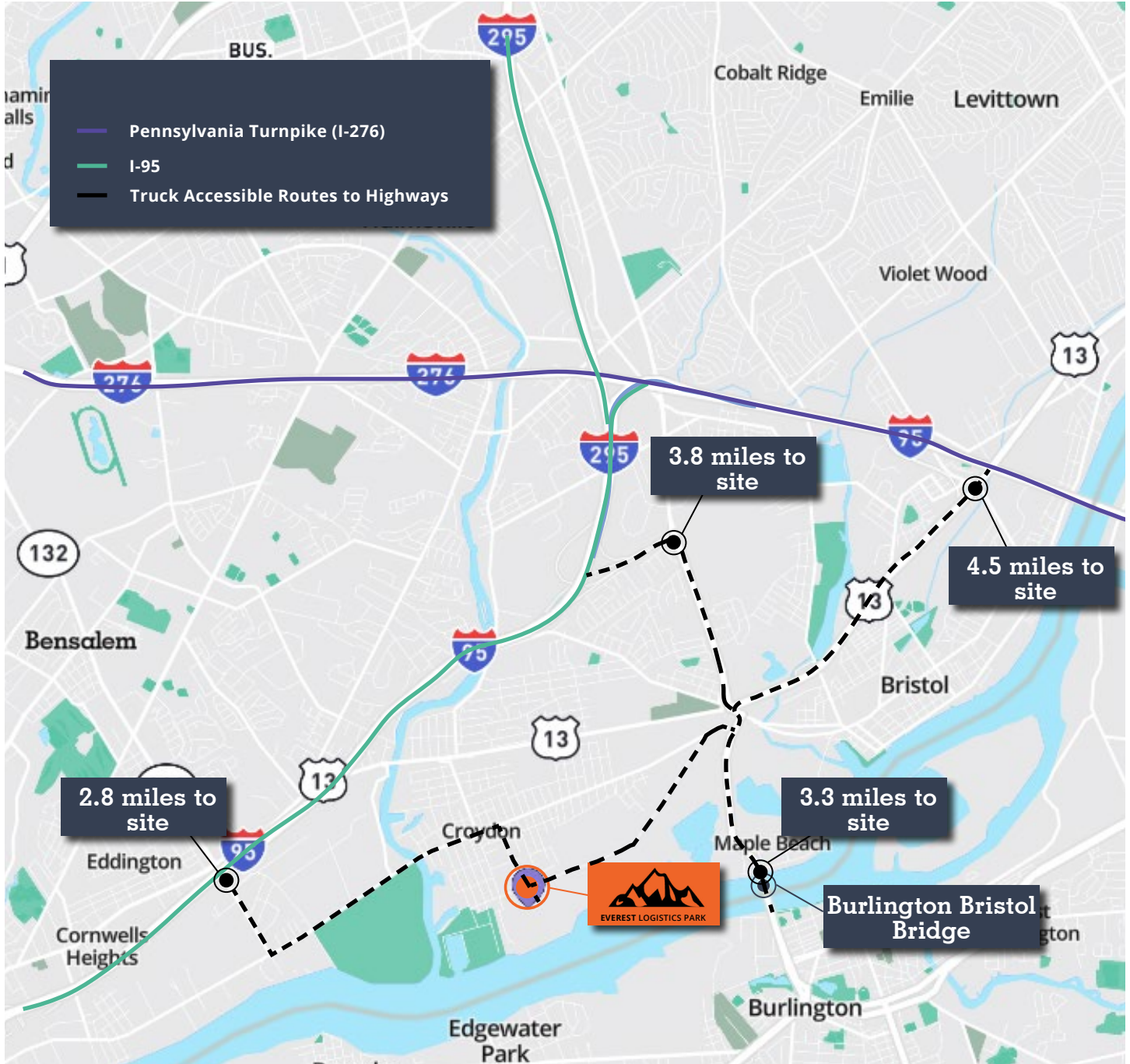
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LOCAL TRUCK ACCESS MAP



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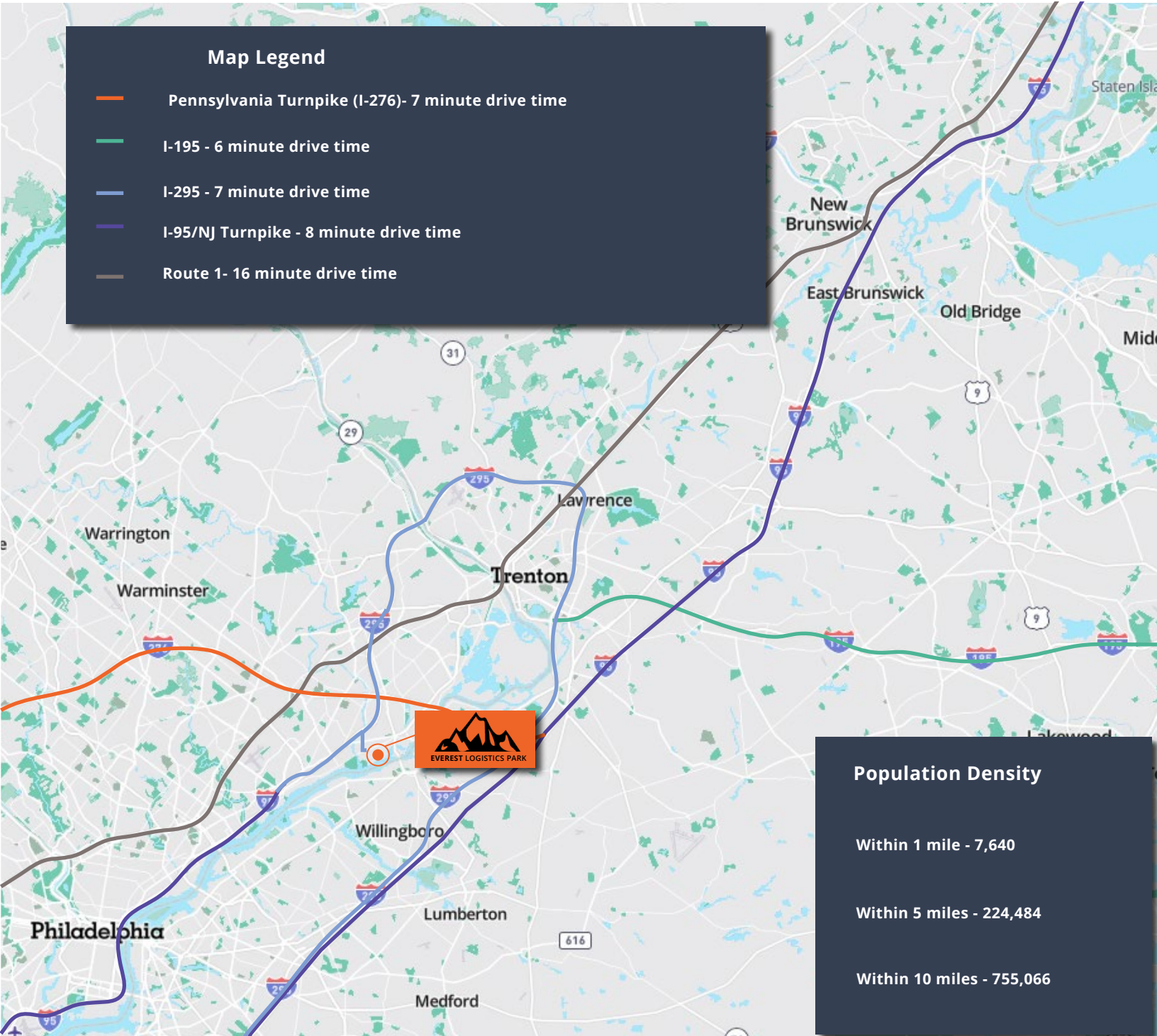


REGIONAL TRUCK ACCESS MAP



Map Legend

- Pennsylvania Turnpike (I-276)- 7 minute drive time
- I-195 - 6 minute drive time
- I-295 - 7 minute drive time
- I-95/NJ Turnpike - 8 minute drive time
- Route 1- 16 minute drive time



Population Density

- Within 1 mile - 7,640
- Within 5 miles - 224,484
- Within 10 miles - 755,066

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