



TRUCK PARKING / SERVICE CENTER / OUTSIDE STORAGE 13,200 SQ. FT. SERVICE BUILDING – FULLY APPROVED



**9151 OLD BRISTOL PIKE
MORRISVILLE, FALLS TOWNSHIP, BUCKS COUNTY, PA 19067
TAX PARCEL #: 13-040-045-003**

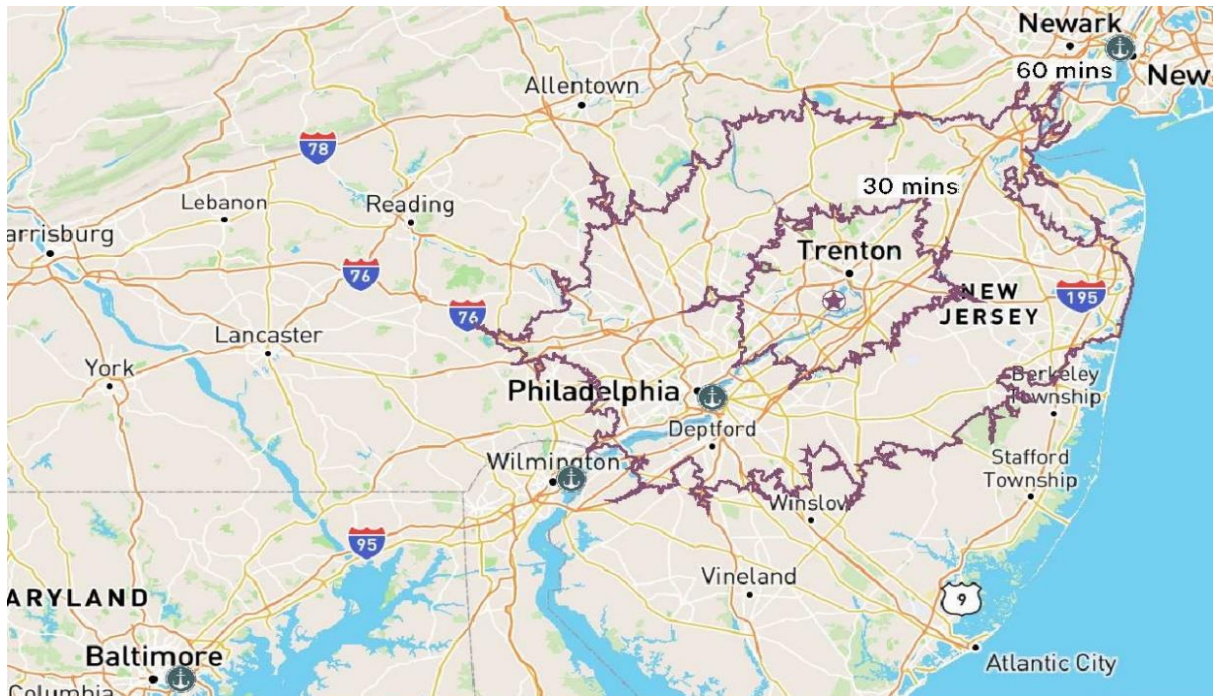
DESCRIPTION: 9.40+/- acre parcel zoned Light Industrial

- Excellent opportunity for truck parking, service facility, or outside storage.
- 175 – 12' x 60' striped trailer parking stalls with concrete dolly pads. Dolly pads are 8" thick reinforced concrete over a 6" stone base. Paving – 2" wearing course over a 4" binder course with an 8" stone base.
- Optional 13,200 sq. ft. service facility build-to-suit.
- Fully illuminated via pole-mounted LED lighting fixtures.
- 8' high chain link fence surrounding the perimeter with provision for a guard shack.
- Two ingress/egress points with keypad-operated 8' high access gates.

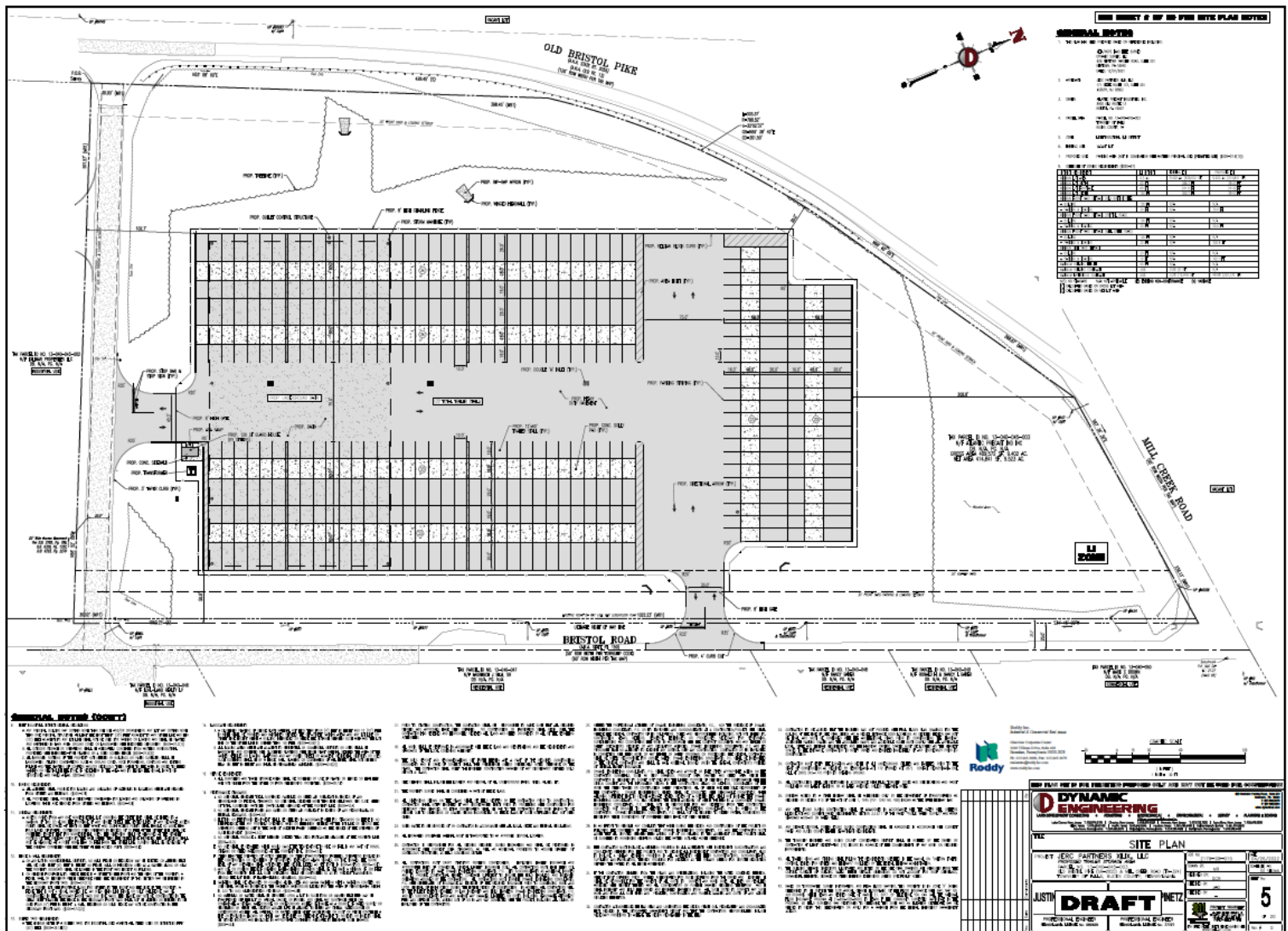
LOCATION: Strategically located in Lower Bucks County, PA, this site is situated only 4 miles from the Keystone Trade Center (former US Steel Fairless Works), a master-planned industrial park that can accommodate 15MSF of Class A warehouse/distribution facilities. The Park is in Phase II of development and offers access to deep water ports operated by Kinder Morgan.



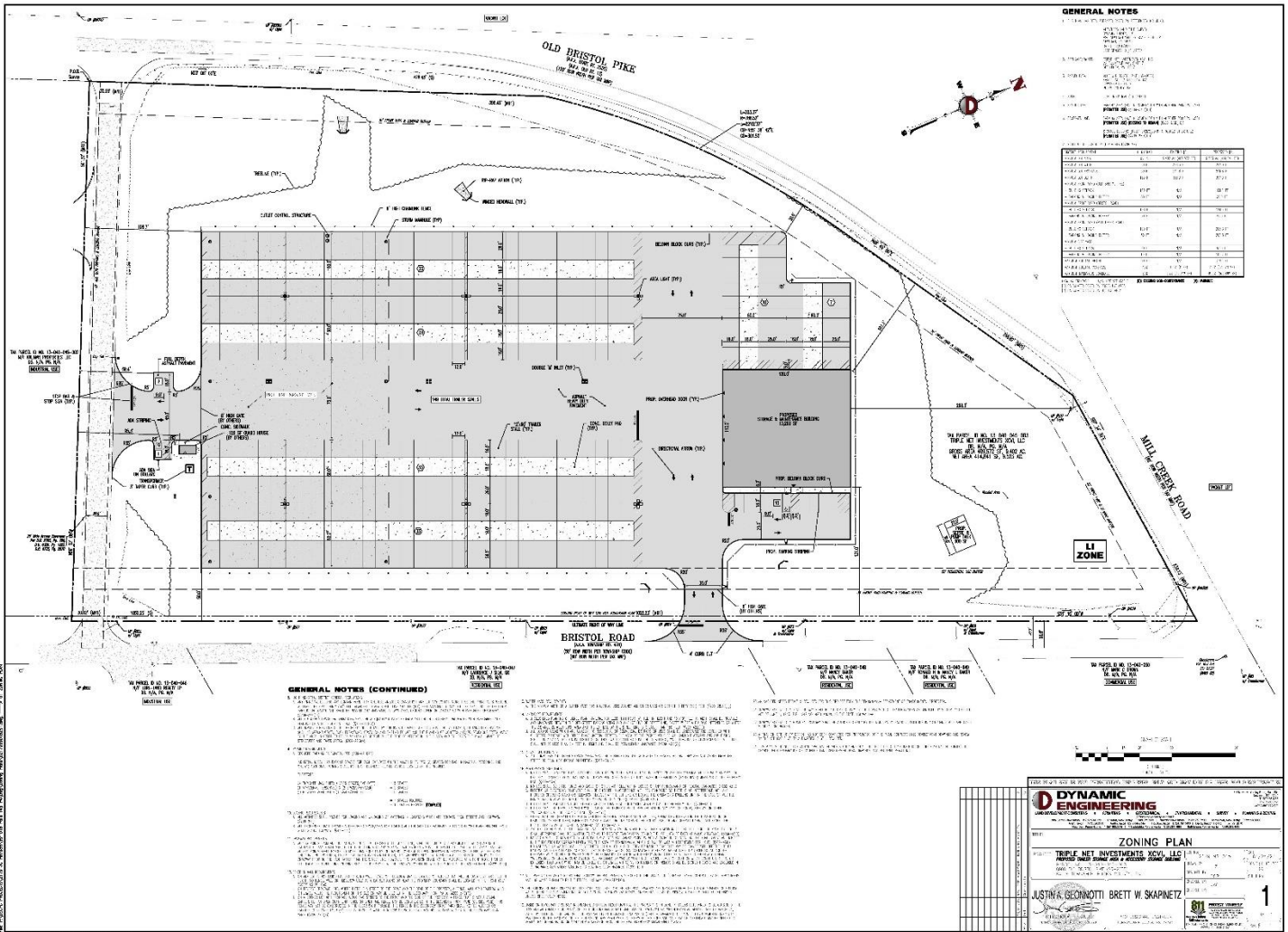
- Fairless Hills Terminal..... 6 Miles
- Port of Philadelphia..... 24 Miles
- Port of Wilmington..... 55 Miles
- Port of Newark 64 Miles
- Port of Baltimore 129 Miles
- Interstate 95 4 Miles
- Interstate 295/Pennsylvania Turnpike..... 7 Miles
- Trenton, NJ 6 Miles
- Philadelphia, PA..... 25 Miles



SITE PLAN



SITE PLAN WITH PROPOSED SERVICE BUILDING



AERIAL MAP

