

**5,200^{TO}
18,300**

**SQUARE FEET
INDUSTRIAL /
FLEX
FOR LEASE**

**FULL BUILDING
AVAILABLE**

**IDEAL LOCATION
JUST OFF I-95
MINUTES TO
PA TURNPIKE**



AVAILABLE FOR LEASE
200 RITTENHOUSE CIRCLE

NORTH BUILDING | Bristol, PA

OWNED BY

**Camber
Real Estate
Partners**

**MP MARCUS
PARTNERS**

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NAIMertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE FOR LEASE

200 RITTENHOUSE CIRCLE

NORTH BUILDING | Bristol, PA

BUILDING DESCRIPTION

- 18,300± SF industrial / flex building
- Dimensions: 230' x 80'
- (5) 10' x 10' drive-in doors
- (1) tailgate door
- 13'3"-14'6" clear ceiling height; 15'3"-16'6" to deck
- Column spacing: 43' x 34' and 50' x 40'
- LED lighting
- Warehouse restrooms:
 - Men's: 1 stall, 2 urinals, 3 sinks
 - Women's: 3 stalls, 2 sinks
- 2,522 SF office area (40' x 50')
- 3 private offices
- Kitchenette
- Office restrooms:
 - Men's: 1 toilet, 1 urinal, 1 sink
 - Women's: 1 toilet, 1 sink
- Located in Keystone Industrial Park
- Easy access to I-95
- Minutes to PA Turnpike

DIVISIBLE INTO 3 UNITS

5,243 SF | 5,746 SF | 6,873 SF



IMMEDIATE I-95 ACCESS

AVAILABLE FOR LEASE
200 RITTENHOUSE CIRCLE

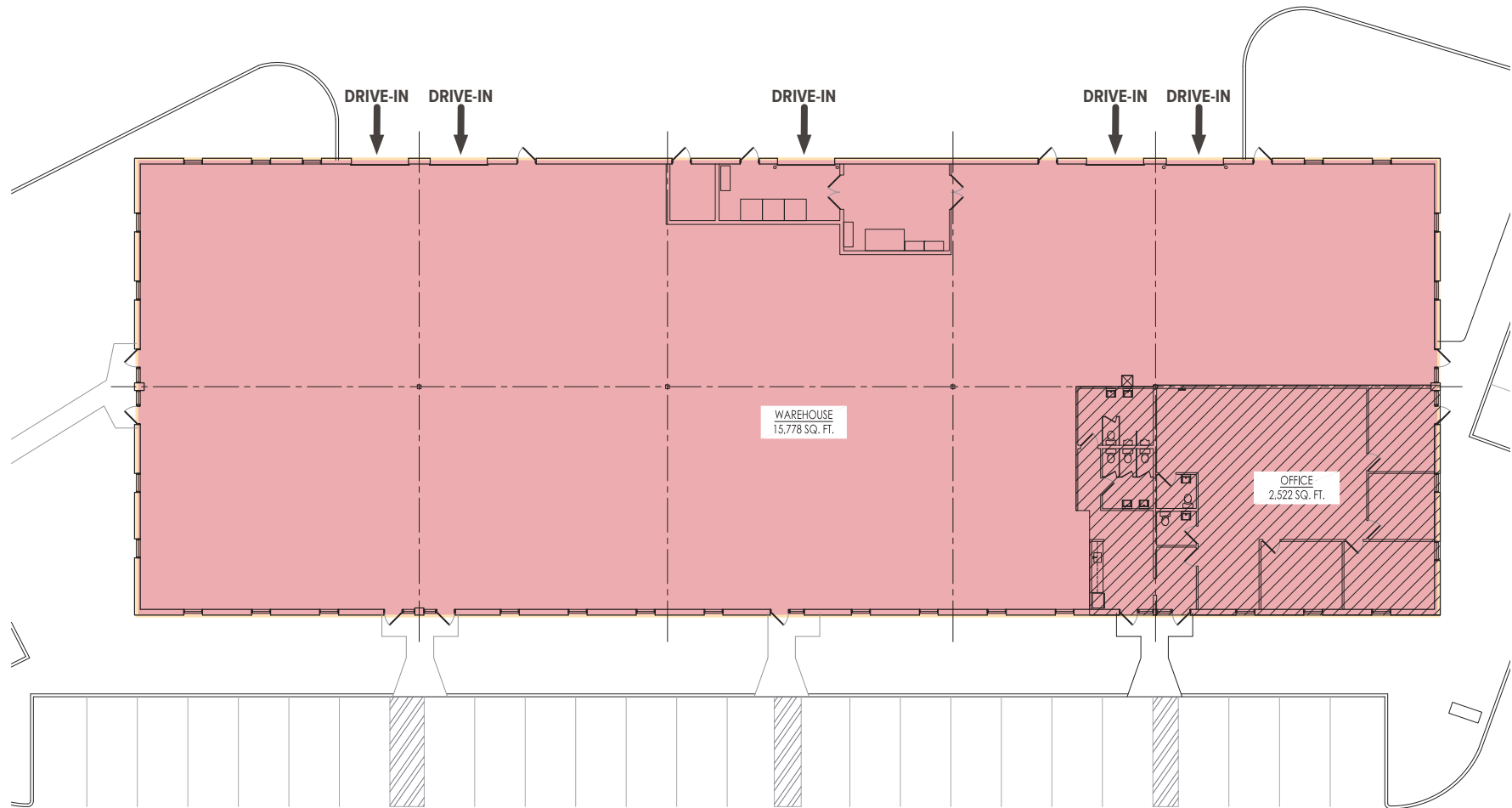
NORTH BUILDING | Bristol, PA

**LESS THAN 1 MI
FROM EXIT 39
ENTRANCE RAMPS**



FLOORPLAN SINGLE TENANT

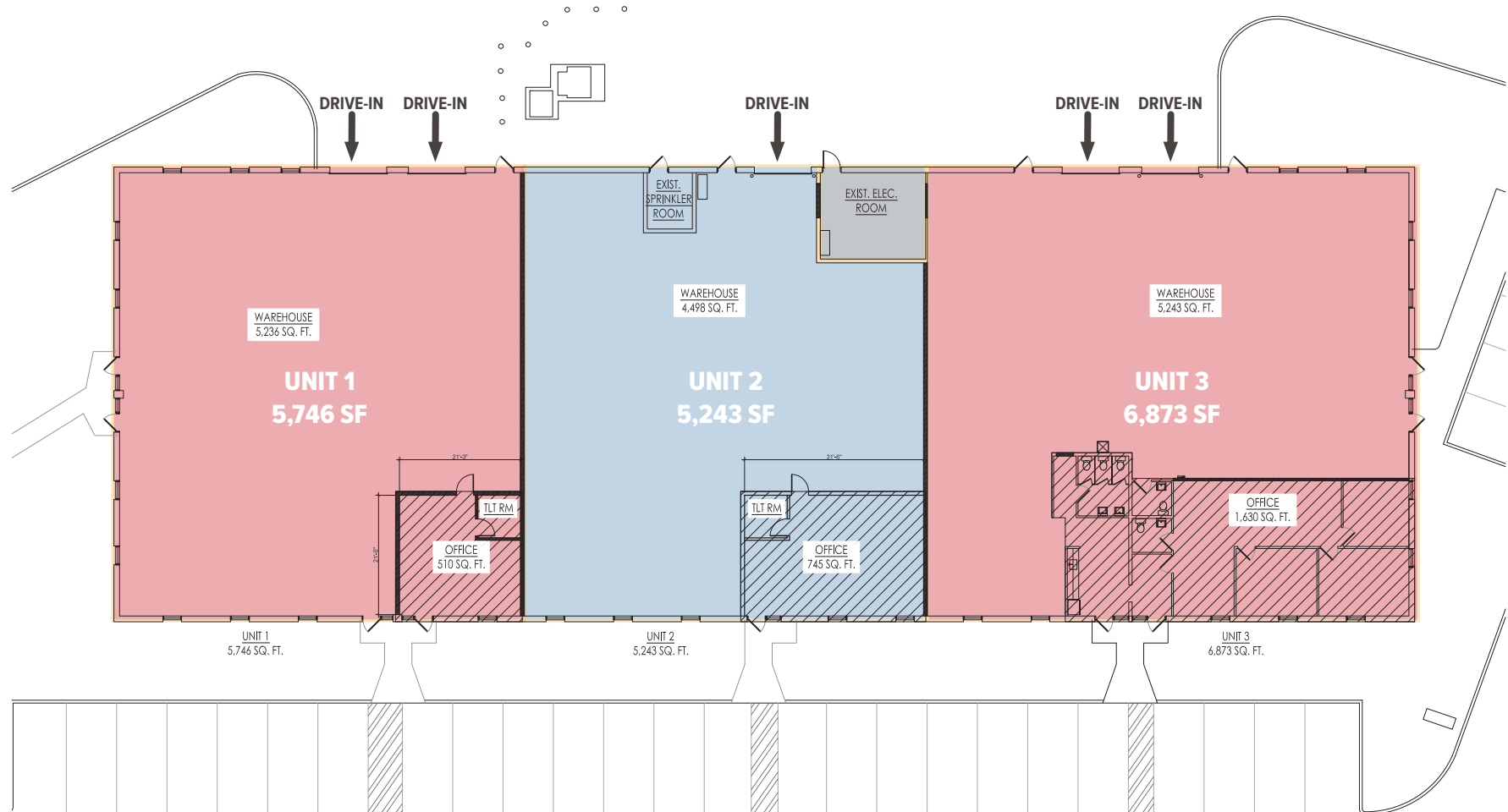
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NORTH BUILDING | Bristol, PA



FLOORPLAN DIVISIBLE INTO 3 UNITS

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NORTH BUILDING | Bristol, PA



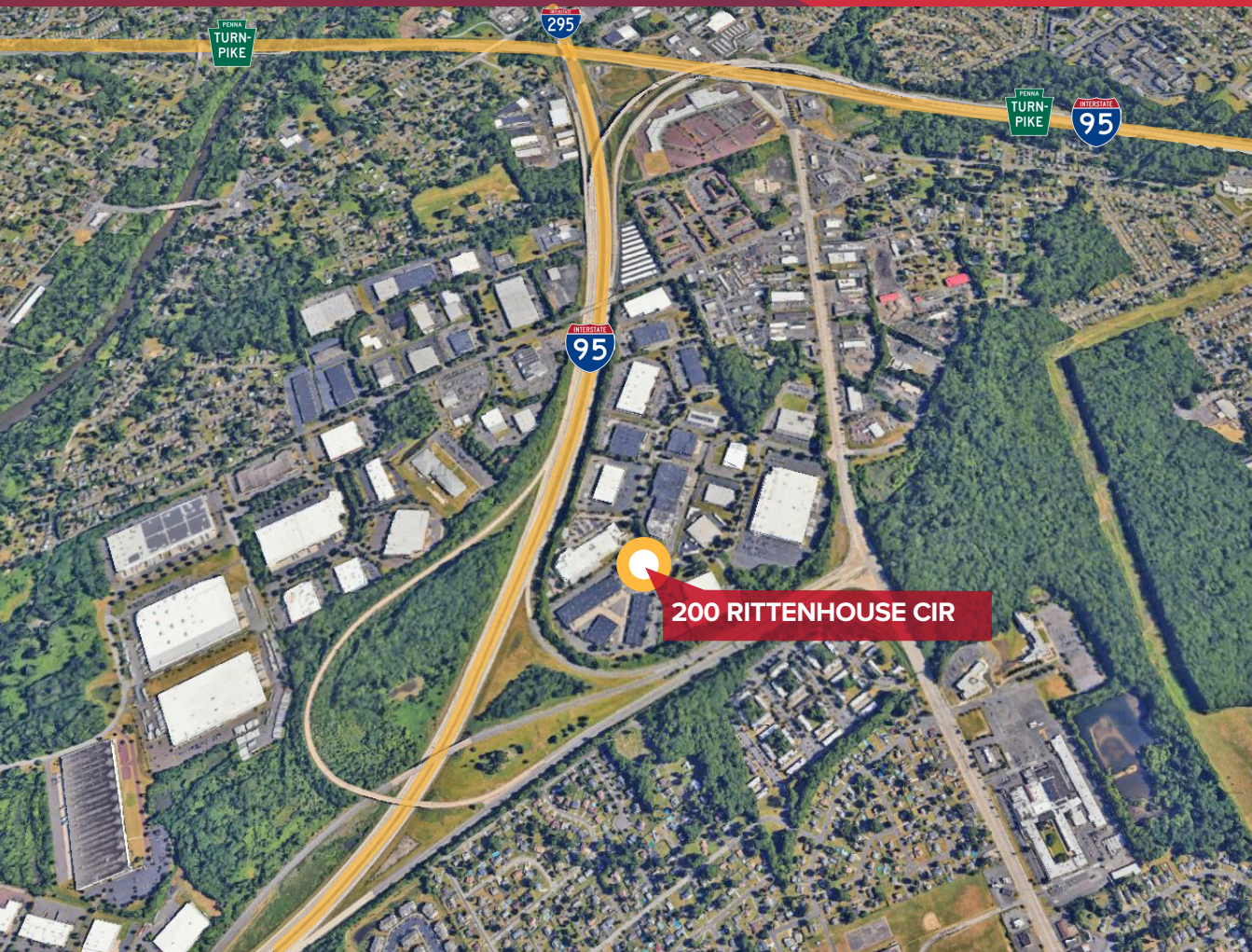
▲ PROPOSED TENANT SEPARATION

AERIAL

AVAILABLE FOR LEASE
200 RITTENHOUSE CIRCLE
NORTH BUILDING | Bristol, PA



LOCATION INFORMATION



AVAILABLE FOR LEASE 200 RITTENHOUSE CIRCLE

NORTH BUILDING | Bristol, PA

Distance to

I-95	0.7 mi
Route 13	1.8 mi
PA Turnpike (East)	2.6 mi
PA Turnpike (West)	4.4 mi
NJ Turnpike	5.2 mi
Center City Philadelphia	20 mi

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