

■ OFFICE / INDUSTRIAL REDEVELOPMENT OPPORTUNITY

AREA 1

- Borough of Morrisville
- Vacant Two (2) Story 20,400 SF, building situated on 3.16 Acres
- Existing office infrastructure, Multiple heating and A/C zones, sprinkled, emergency lighting and security system
- Fenced-in lot with ample parking available.
- Convenient Access to US Route 1, Rt.13, and Trenton Morrisville Bridge/Septa Bus Route #127 Located at Pennsylvania Ave
- Taxes – Bucks County (Estimated 2020) - \$34,620.30
- Zoning - C3 – Neighborhood Commercial

AREA 2

- Falls Township
- 3+ Acres
- Taxes – Bucks County (Estimated 2020) – \$36,411.16
- Zoning – HI – Heavy Industrial

CONTACTS



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The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.



LOCATION DESCRIPTION

The property is located in the Morrisville section of Bucks County offering easy access to Route 1, Route 13, and the Trenton-Morrisville Toll Bridge.

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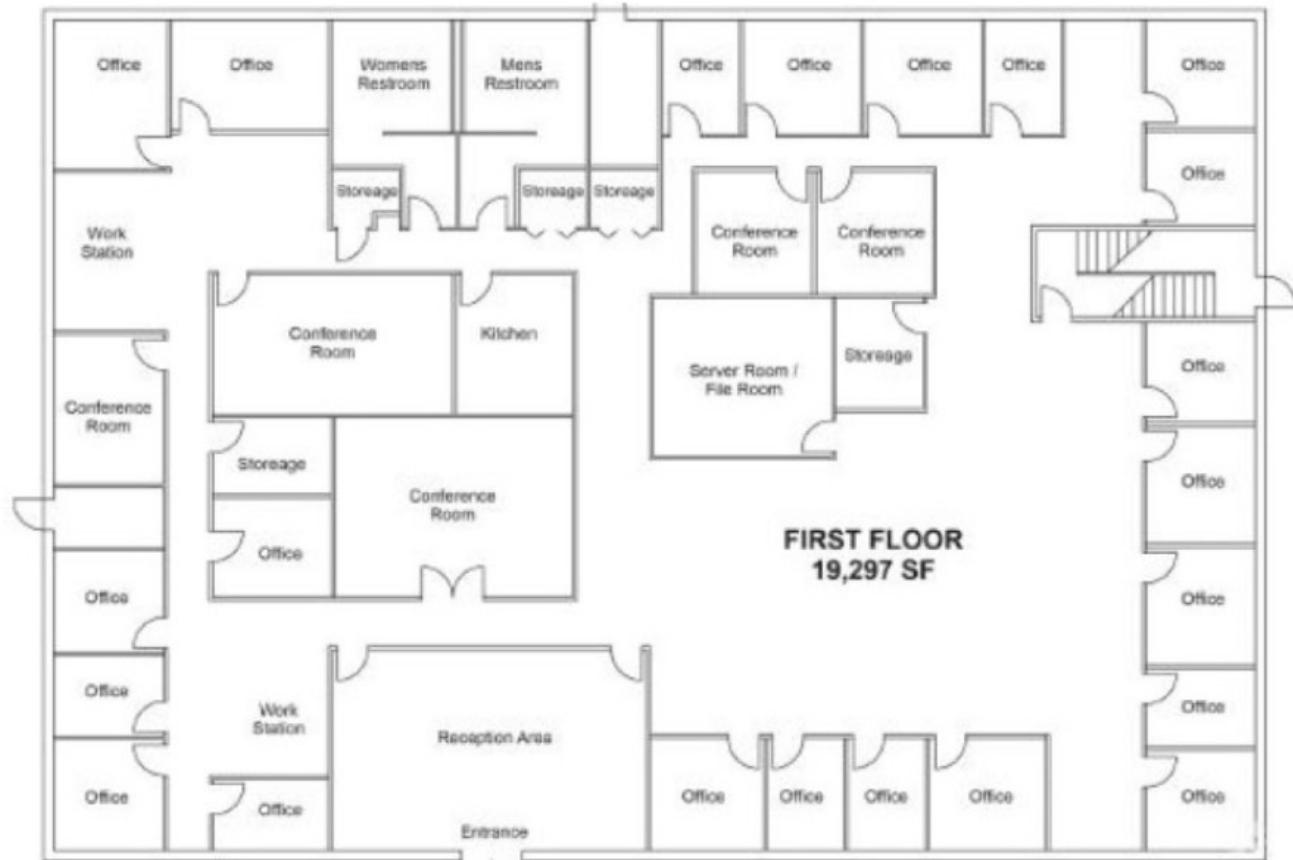
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351 WEST PHILADELPHIA AVENUE, MORRISVILLE, PA



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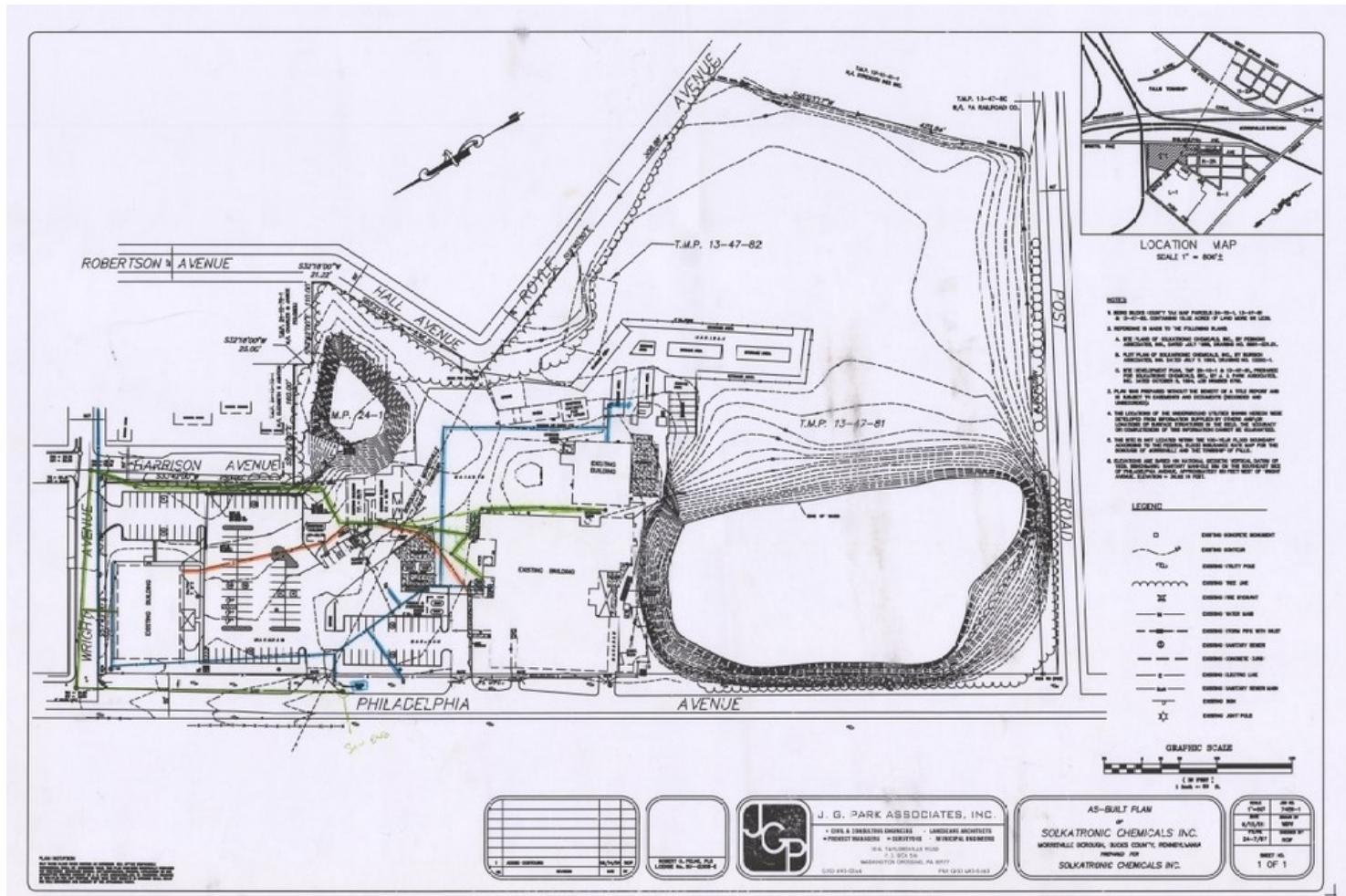
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