

INDUSTRIAL
FOR LEASE



150

RITTENHOUSE CIRCLE || BRISTOL, PA



150 Rittenhouse Circle is a 101,250± SF warehouse building on 7.50± acres. This building features 23'-25' ceiling heights, 10 fully dressed exterior tailgates, 1600-amp 480v service, ESFR sprinklered, partially HVAC warehouse and TPO roof with 25-year warranty.

Under new ownership with experienced professional landlord!



SITUATED DIRECTLY
OFF OF I-95

For More Information

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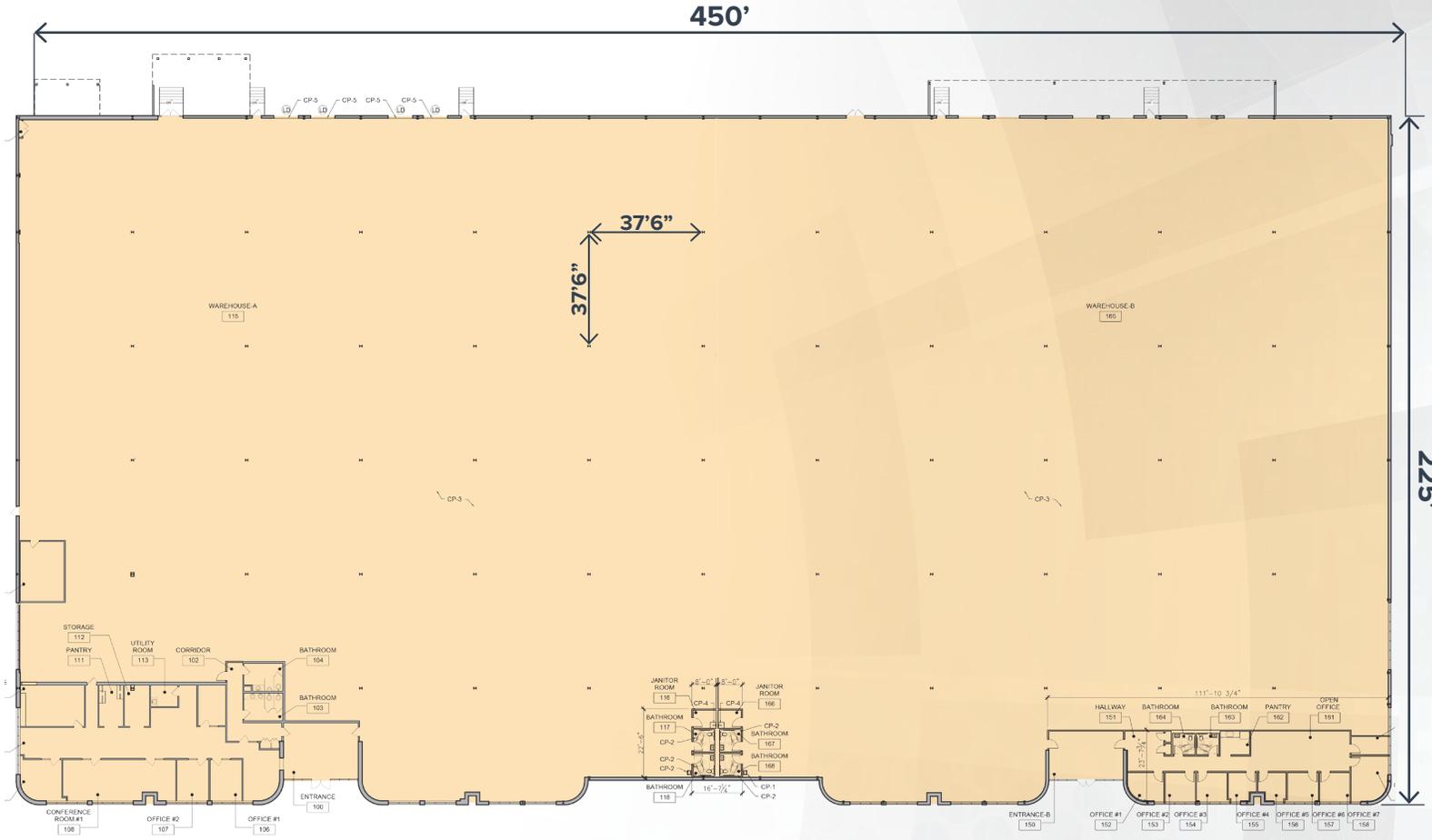
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FLOOR PLAN

150 RITTENHOUSE CIRCLE || BRISTOL, PA



Available Space	50,000-101,250± SF
Office Area	6,375± SF
Ceiling Height	23'-25'
Loading	10 tailgates
Column Spacing	37'6" x 37'6"
Power	1600a, 3P, 4w
Lighting	LED

Sprinkler	ESFR
Roof	TPO with 25-year GAF EverGuard warranty
Floor	5" reinforced concrete
HVAC	Partially air conditioned & fully heated via gas fired unit heaters
Parking	232 spaces
Zoning	PI - Planned Industrial

Construction CMU walls with interior steel columns supporting open web joists

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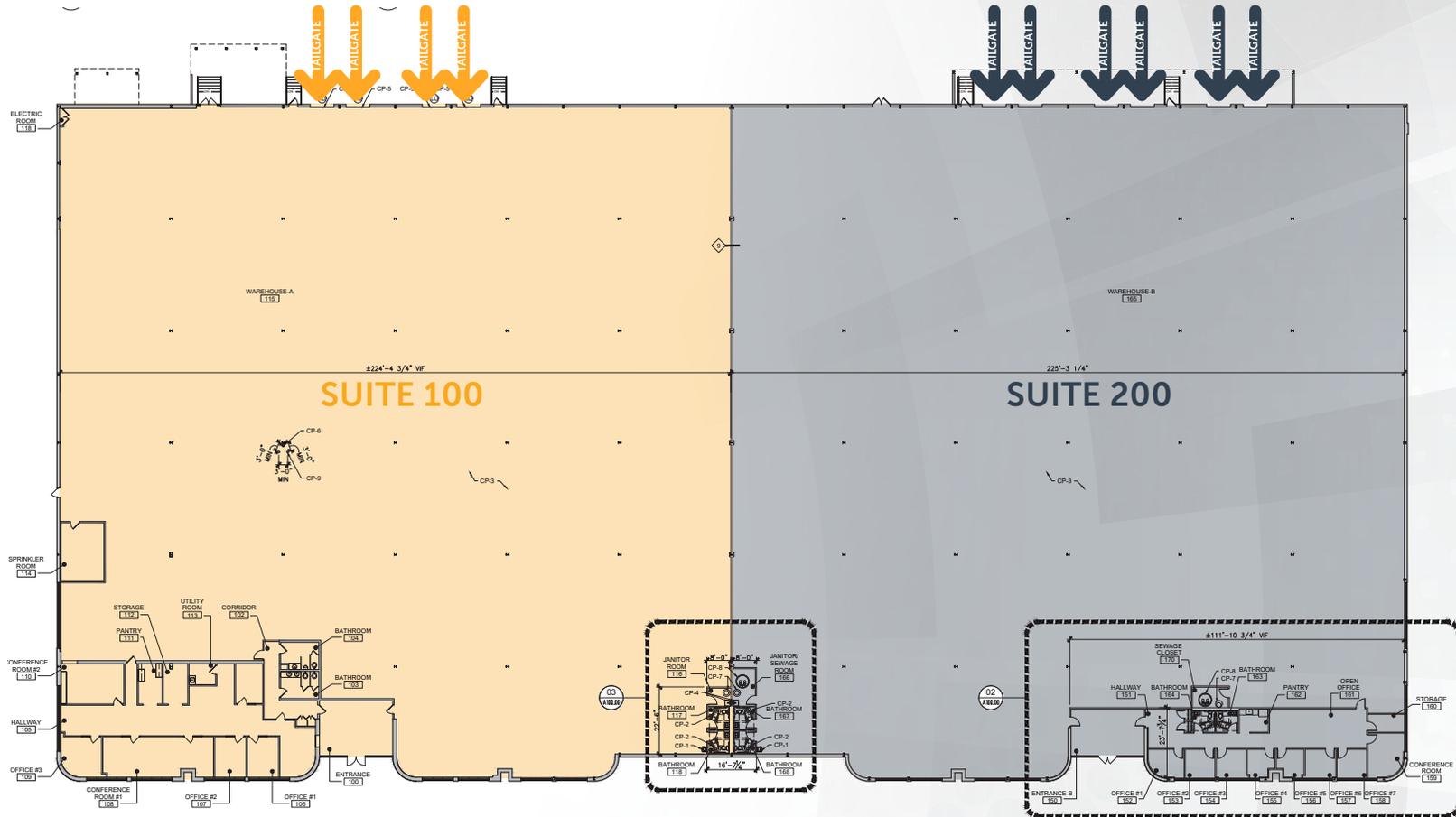
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FLOOR PLAN

150 RITTENHOUSE CIRCLE || BRISTOL, PA



Faropoint



SUITE 100	50,625± SF
Office Area	3,600± SF
Loading	4 tailgates
Power	(1) 800-amp 277/480v

SUITE 200	50,625± SF
Office Area	1,900± SF
Loading	6 tailgates
Power	(1) 800-amp 277/480v

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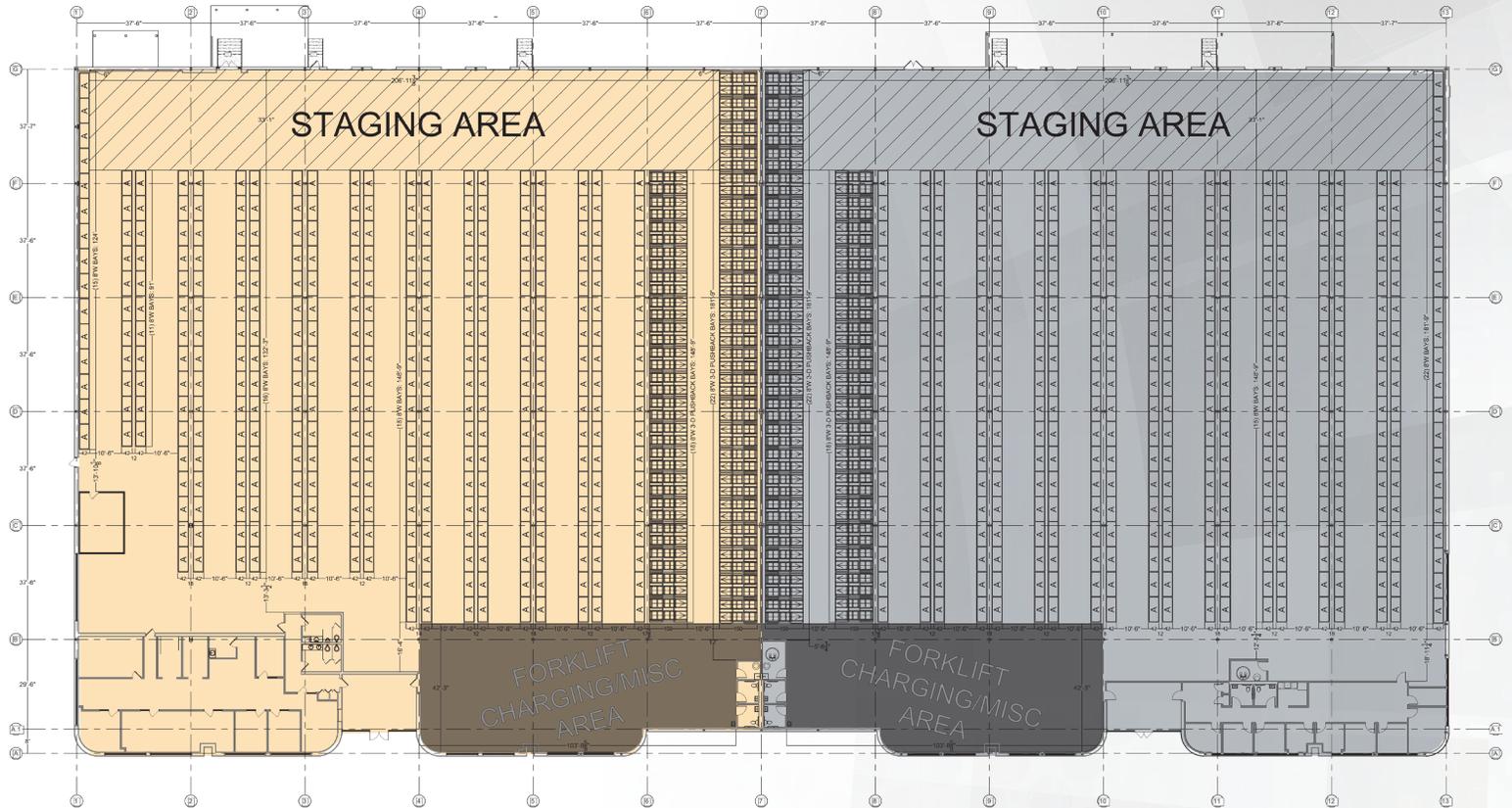
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STORAGE CAPACITY

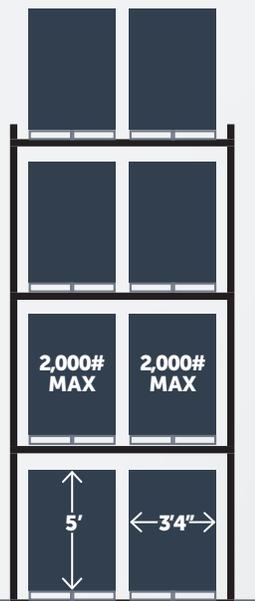
150 RITTENHOUSE CIRCLE || BRISTOL, PA



Faropoint



25'
CLEAR



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NEIGHBORING TENANTS

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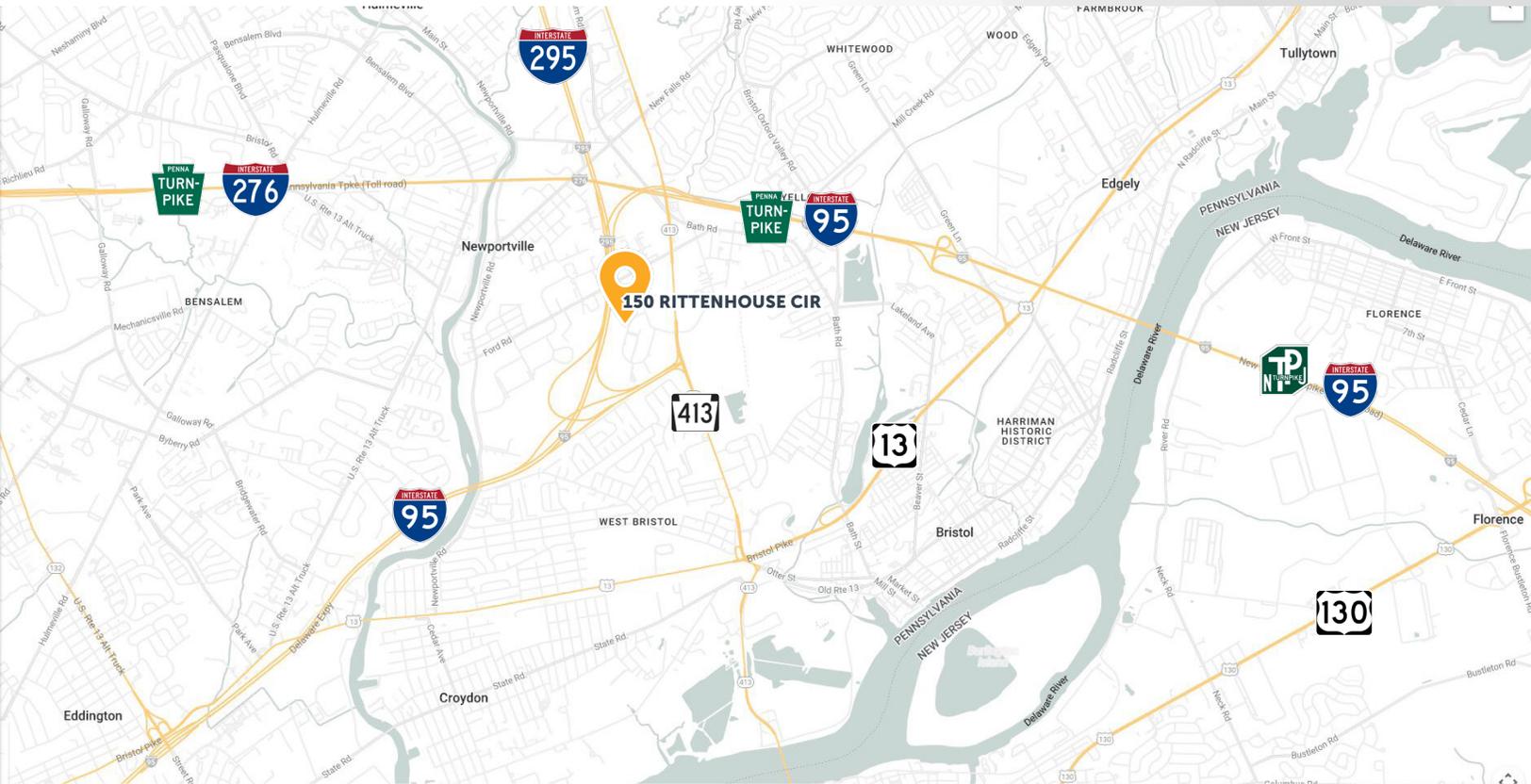
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LOCATION INFORMATION

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Distance to:

Route 413	< 0.5 mi
I-95	0.5 mi
Route 13 (Bristol Pike)	1.7 mi
PA Turnpike East / I-95	2.5 mi
PA Turnpike West / I-276	4.5 mi
Delaware River Turnpike Toll Bridge	5.0 mi
NJ Turnpike	10.5 mi
Center City Philadelphia	20 mi



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