

SALE OR LEASE

9.40 ACRES | TRUCK PARKING / OUTSIDE STORAGE 13,200 SQ. FT. SERVICE FACILITY – FULLY APPROVED



9151 OLD BRISTOL PIKE, MORRISVILLE, BUCKS COUNTY, PA 19067

DESCRIPTION: Newly developed 9.40+/- acre industrial outdoor storage / parking facility.

BUILD-TO-SUIT: 13,200 sq. ft. service facility fully approved, ready for construction.

PARKING: 175 striped trailer parking stalls (12' x 60') with concrete dolly pads (8" reinforced concrete over a 6" base). **Paving:** 2" wearing course over 4" binder course with an 8" stone base.

LIGHTING: Fully illuminated via pole-mounted LED fixtures.

SECURITY:

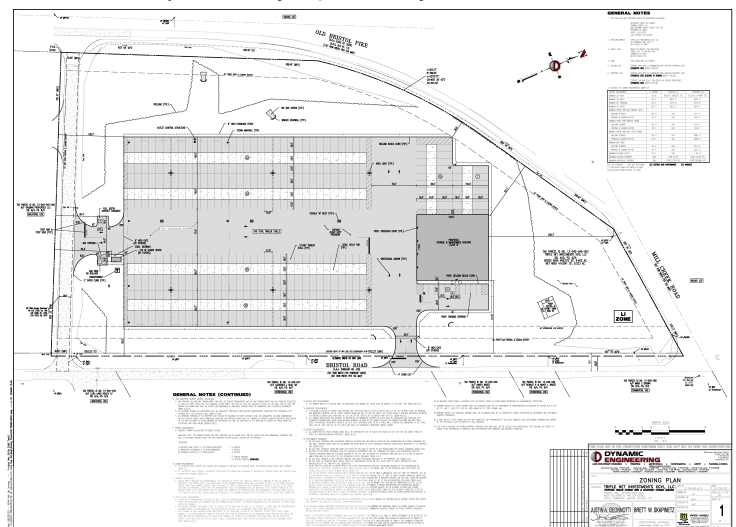
- 8' high chain link fence surrounding the perimeter with provision for a guard shack.
- Two ingress/egress points with 8' high keypad-operated access gates.

ZONING: L-I Light Industrial District.

ELECTRIC: Service provided by PECO Energy.

NATURAL GAS: Service provided by PECO Energy.

WATER: Service provided by Aqua Pennsylvania.



Roddy

Industrial & Commercial Real Estate

Glenview Corporate Center
3220 Tillman Drive, Suite 403, Bensalem, PA 19020
Ph: (215) 245-2600, Fax: (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

**Call for further information or visit this property
and others on our website at www.roddyinc.com**

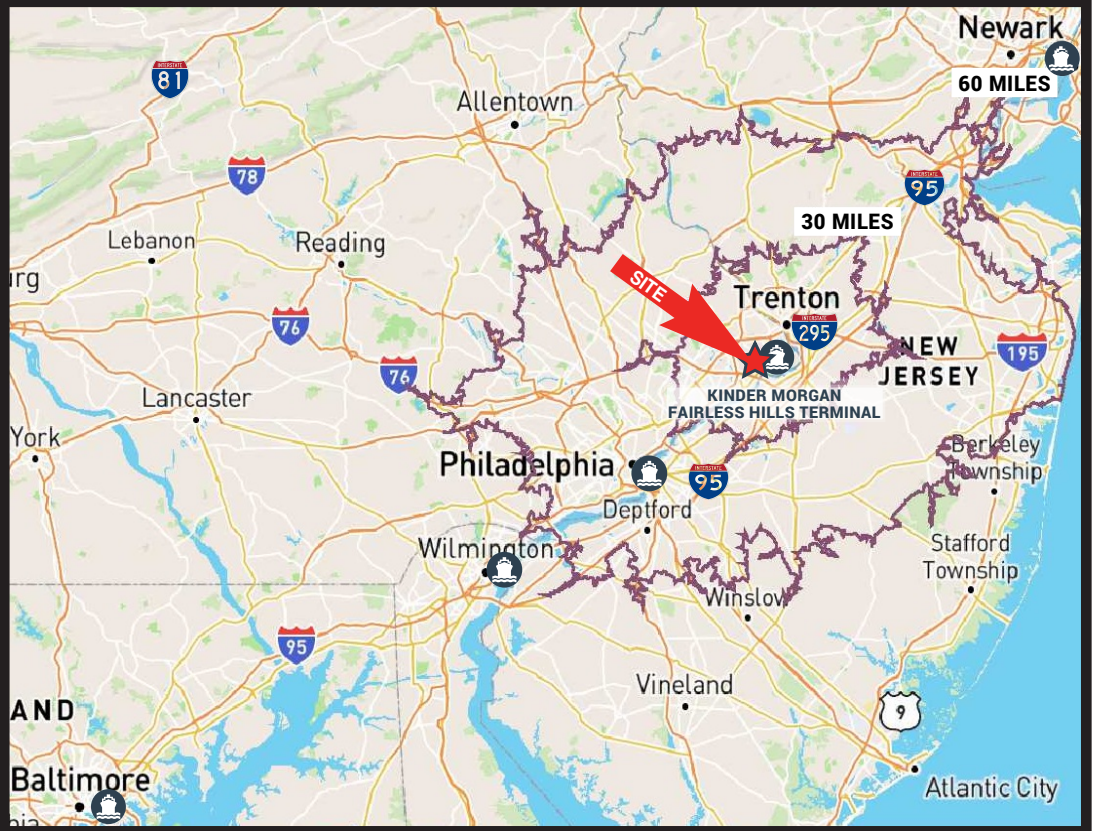
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price or other conditions, and prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.



LOCATION

Strategically located in Lower Bucks County, PA, the site is situated only 4 miles from the Keystone Trade Center (former US Steel Fairless Works), a master planned industrial park that can accommodate 15M SF 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 |
| I-95 | 4 Miles |
| I-295 / PA Turnpike..... | 7 Miles |
| Trenton, NJ | 6 Miles |
| Philadelphia, PA | 25 Miles |



Roddy

Industrial & Commercial Real Estate

Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com