



AVISON  
YOUNG

**61,448 SF**  
**Available for Sublease**

**102 Wharton Road, Bristol, PA**

# Property overview

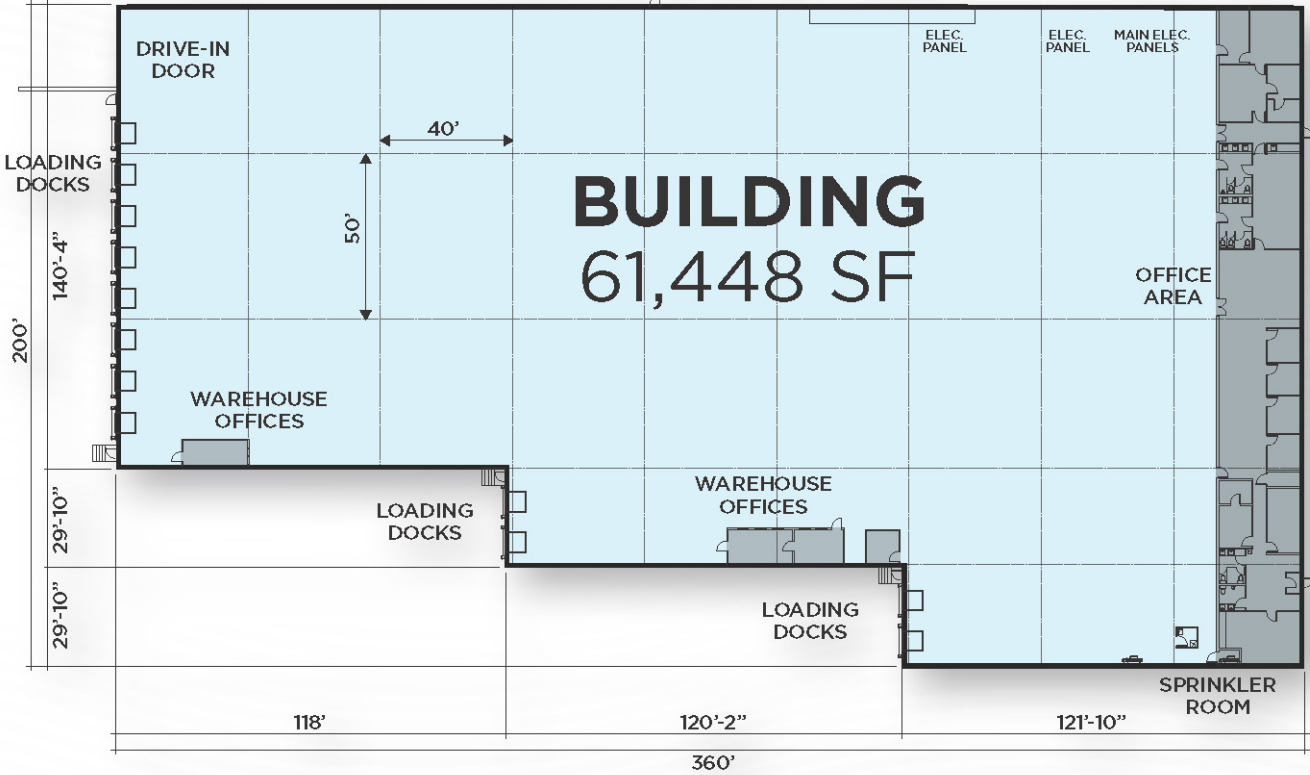


## PROPERTY OVERVIEW

<b>Address</b>	102 Wharton Road, Bristol, PA
<b>Description</b>	Single-Tenant facility located in the Keystone Industrial Park, offering HQ image and immediate highway access to I-95 easy access to NJ
<b>Square Footage</b>	61,448 SF (office: 5,331 sf)
<b>Year Built</b>	1988
<b>Clear Height</b>	18' - 22'
<b>Column Spacing</b>	40' x 50'
<b>Loading Docks</b>	12 (with levelers)
<b>Drive-In Doors</b>	1
<b>Car Parking</b>	43 Spaces
<b>Power</b>	600 amps - 120/208v
<b>Fire Protection</b>	Wet system



# Floor plan

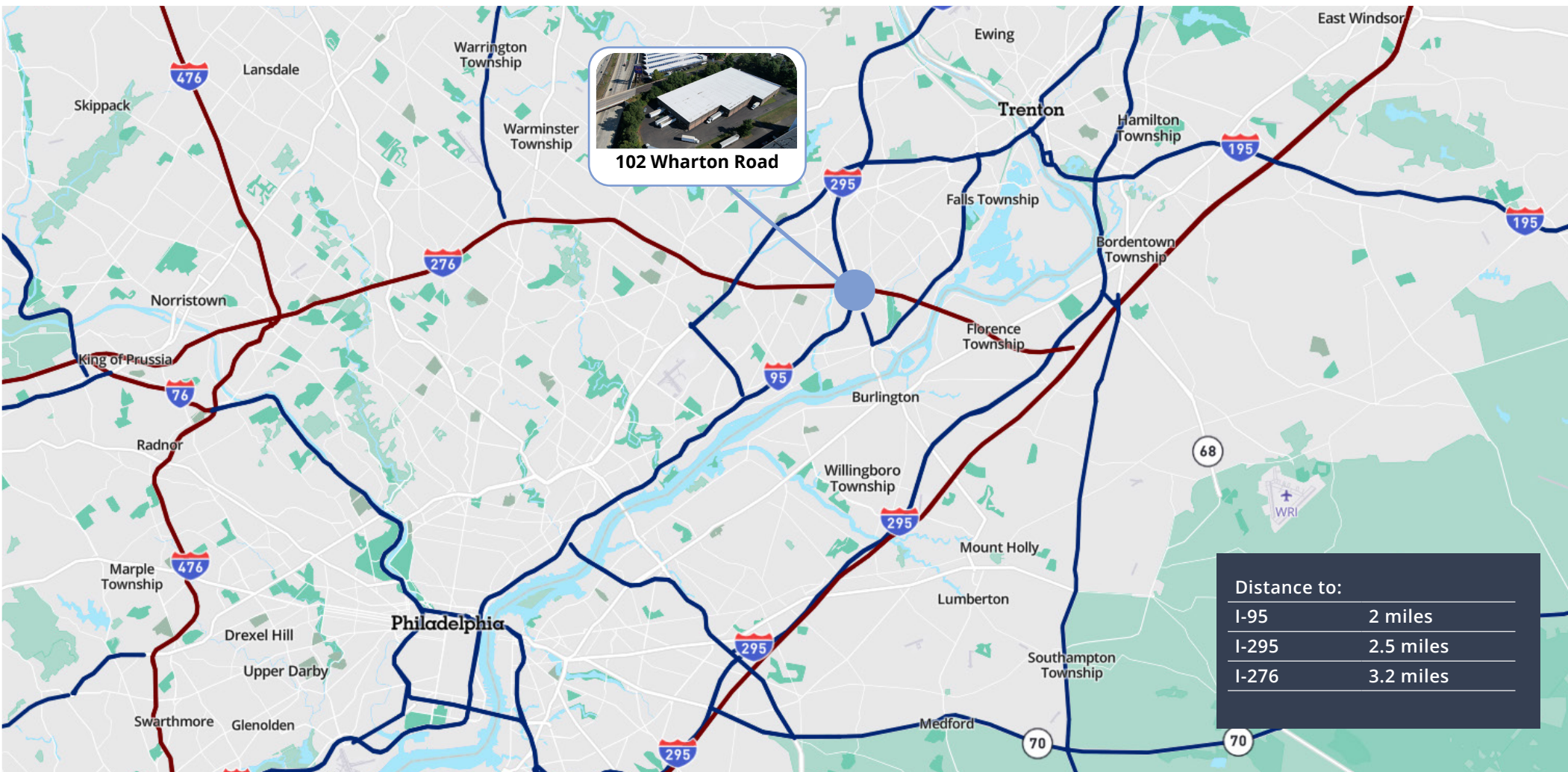


# Road access map



# Location overview

102 Wharton Road is located in Bristol, PA with direct access to I-95, the Pennsylvania Turnpike (I-276), and Route 13. The location allows for efficient travel throughout Greater Philadelphia and nearby cities including Trenton and New York. Its position within Bucks County's industrial corridor supports straightforward regional distribution and trucking access.



# Building photography



# Get more information:

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