

***SIGNIFICANT
RENOVATIONS
COMPLETED***

FAIRLESS HILLS, PA
250 CANAL ROAD

AVAILABLE FOR LEASE
RAIL SERVED, HEAVY POWER, INDUSTRIAL BUILDING

84,000 SF
4.58 Acres

PROPERTY HIGHLIGHTS

- 84,000 SF on 4.58 Acres
- Approximately 8,300 SF Office Component
- Rail Served by SMS Rail Lines. Class I connections: NS and CSX, by virtue of Conrail
- 21' - 25' Clear Ceiling
- Block Construction
- Nine (9) Loading Docks
- One (1) Drive- In Door
- Wet Fire Suppression System
- Public Water and Sewer
- Natural Gas
- 4,000 AMP, 480 V 3-Phase Power
- Built in 1972
- Zoning: PIP (Planned Industrial Park) in Falls Township, Bucks County
- Tax ID: 13-047-126-004
- This site is located in lower Bucks county, conveniently close to several major arteries, including U.S. Route 1 and Interstate 95. This provides easy access to Philadelphia, Trenton, NJ, and other regional destinations.

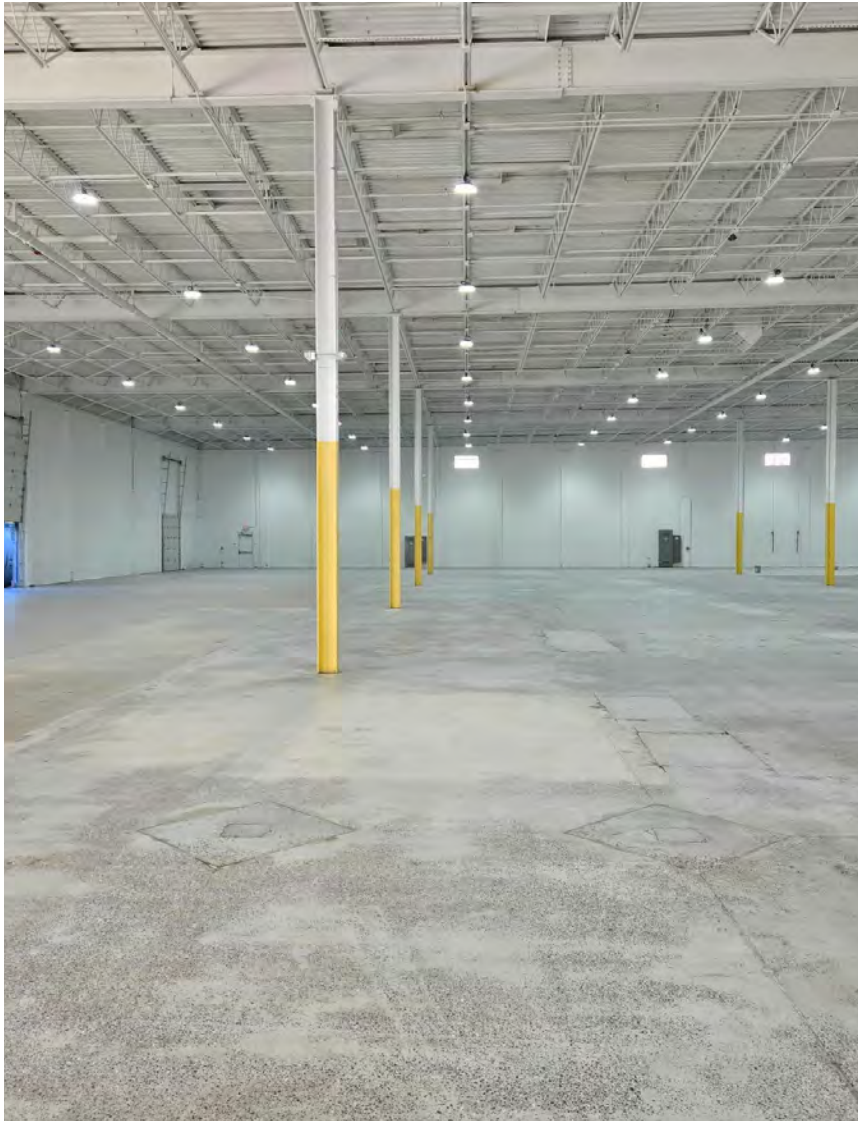


RENOVATIONS COMPLETED

- Roof work
- Demo and removal of all interior equipment/infrastructure
- Warehouse floor grinding/refresh
- Whiteboxing of the warehouse
- New/Additional LED warehouse lighting
- New warehouse heating units
- Fire protection improvements
- Office refresh
- Property landscaping
- New property signage



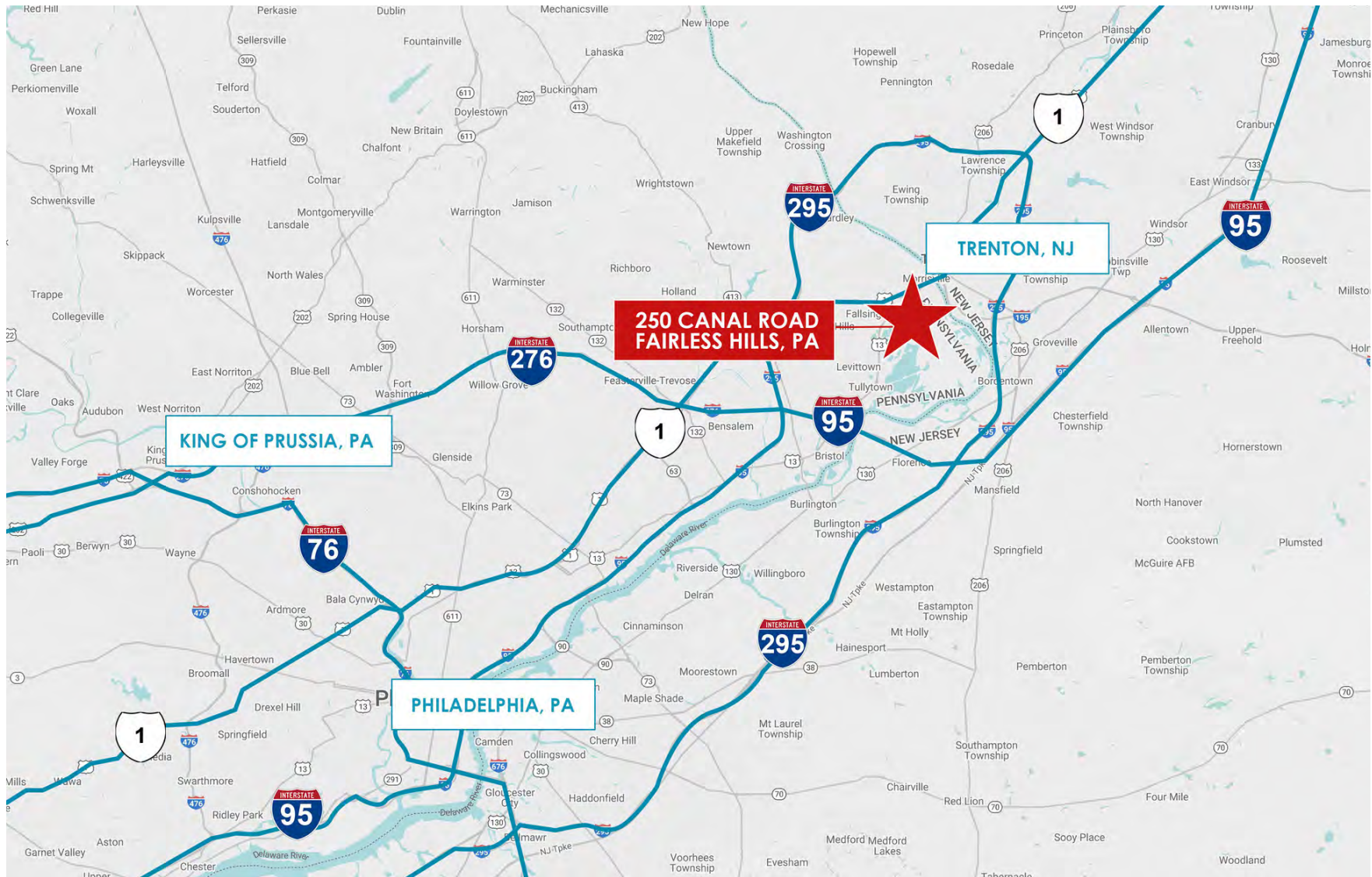
INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

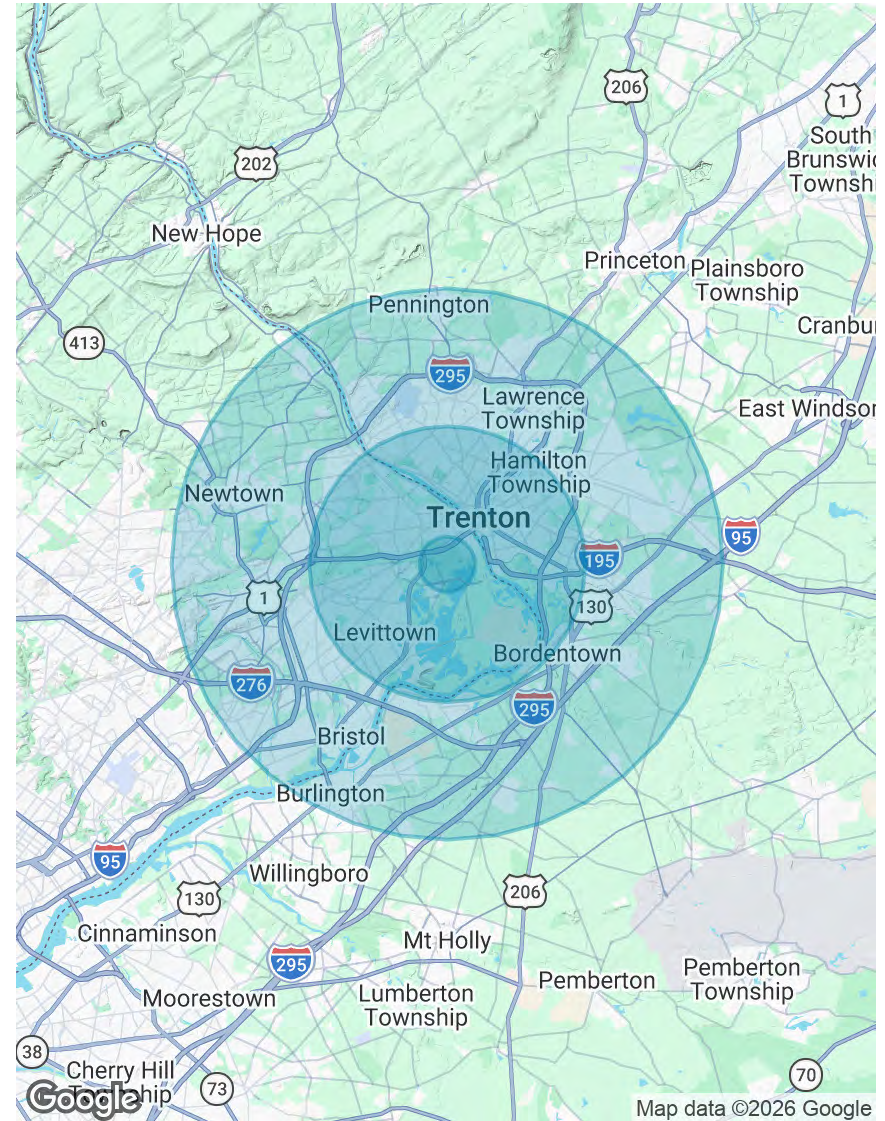
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,306	255,120	654,047
Average Age	40	40	42
Average Age (Male)	39	39	40
Average Age (Female)	41	40	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	951	93,434	243,762
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$95,933	\$103,923	\$128,702
Average House Value	\$269,602	\$288,707	\$388,401

Demographics data derived from AlphaMap



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