

LEASE

PREMIER BUCKS COUNTY FLEX SPACE KEYSTONE PARK – I-95 & ROUTE 413 UNITS OF 3,500 – 54,000 SQ. FT.



KBC I, 2014 FORD ROAD, BRISTOL TOWNSHIP, BUCKS COUNTY, PA



KBC II, 2500 PEARL BUCK ROAD, BRISTOL TOWNSHIP, BUCKS COUNTY, PA



KBC III, 2522 PEARL BUCK ROAD, BRISTOL TOWNSHIP, BUCKS COUNTY, PA

CEILING HEIGHT: **KBC I:** 16'0" clear under bar joist. **KBC II:** 19'5" sloping to 18'3" clear under bar joist. **KBC III:** 19'1" sloping to 17'10" clear under bar joist.

LOADING: Tailgate and drive-in available.

SPRINKLER: **KBC II & III:** Fully sprinklered.

INTERIOR LIGHTING: **Warehouse:** LED fixtures. **Office:** Fluorescent.

EXTERIOR LIGHTING: Wall mounted fixtures.

COLUMN SPACING: Mostly 33' x 40'.

HVAC: **Warehouse:** Heated via suspended natural gas fired blower units.

Office: Heated and cooled via rooftop combination natural gas fired/electric package units.

OFFICES: First class offices.

PARKING: Ample paved parking.

ZONING: **KBC I:** M-1 Light Manufacturing. **KBC II & III:** P-I Planned Industrial.



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

Visit this property and others at: www.rododyinc.com

All information furnished regarding property for sale or rental 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, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION

Strategically located at the intersection of I-95 and PA Route 413, within three (3) miles of PA Turnpike interchange. Just twenty (20) minutes from metropolitan Philadelphia, fifteen (15) minutes to Trenton, NJ, ninety (90) minutes to New York.

AIRPORT

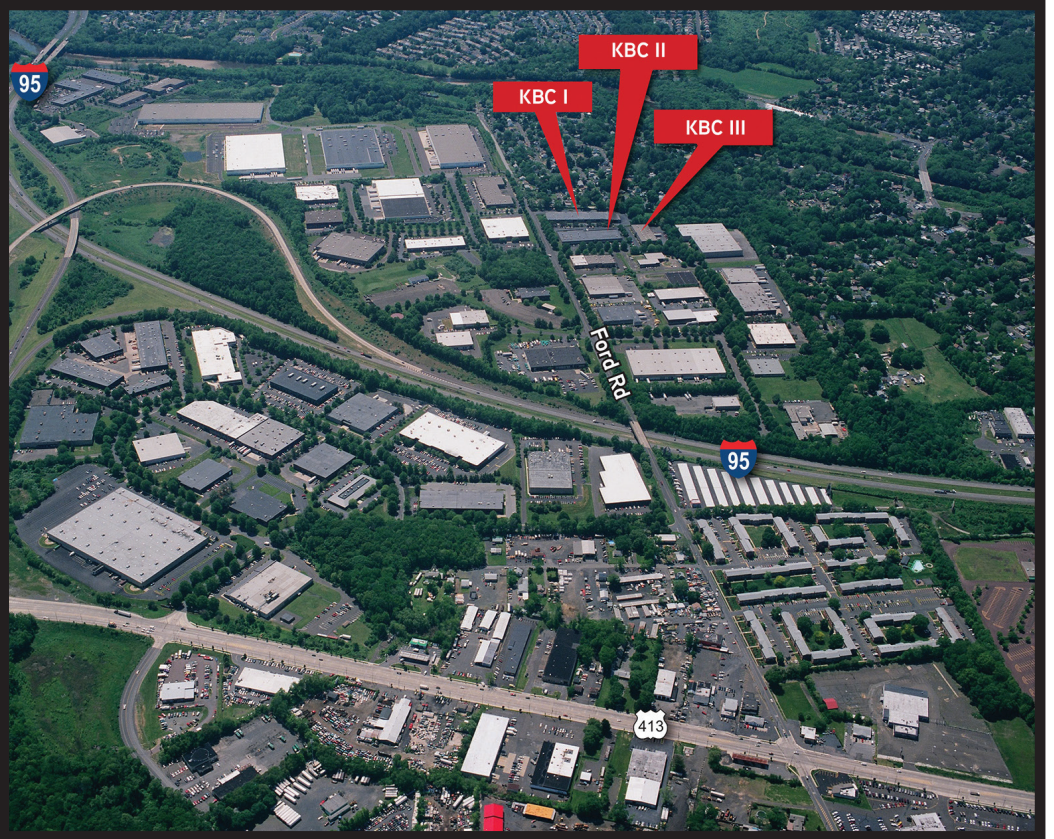
Philadelphia International Airport is within forty five (45) minutes via I-95 and Northeast Philadelphia and Trenton/Mercer County, New Jersey Airports are within ten (10) minutes.

HOTELS

Most major hotels are represented in the area within a five (5) minute drive.

PUBLIC TRANSPORTATION

SEPTA Bus Route 129 originates at Frankford Avenue & Knights Road and stops within the park. SEPTA Rail Line R7 stops at the Croydon Station which is located 3.5 miles from the property.



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

