



## INDUSTRIAL PROPERTY FOR SALE OR LEASE

**120,000 SF on 10.93 Acres**

5 N Wilson Avenue

Bristol, PA 19007



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- 120,000 SF on 10.93 Acres
- 27' – 27'6" Clear Height
- 15' - 16' Shop Space Clear Height
- Raytec Warehouse Heaters
- Inside Rail Service
- Heavy Power
- Public Utilities
- 10.93 AC
- Rail Served by CSX Trenton Subdivision. Class I Connection.
- M2 – Heavy Manufacturing (Township of Bristol)
- 2025 Estimated Taxes \$72,574.12
- Tax Breakdown:  
County - \$7,135.90  
Municipal - \$6,493.80  
School - \$58,944.42
- Located in lower Bucks County, this site is immediately off I-95, Bristol Pike (Route 13), and the Delaware River – Turnpike Toll Bridge. Users will find strategical access to Philadelphia, Trenton, and the entire Eastern Seaboard.

## ELEVEN (11) DRIVE-IN DOORS

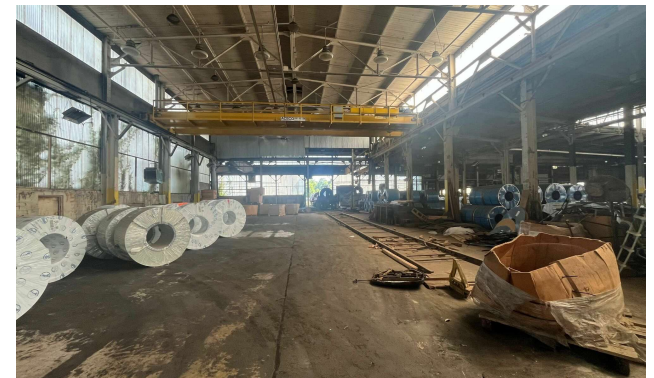
- Door 1 - 16' x 16'
- Door 2 - 14' x 15'
- Door 3 - 14' x 9.5'
- Door 4 - 14' x 14.5'
- Door 5 - 14' x 14.5'
- Door 6 - 15.5' x 14'
- Door 7 - 15' x 17.5'
- Door 8 - 15' x 12'
- Door 9 - 16' x 19'
- Door 10 - 16' x 19'
- Door 11 – 15' x 16'

## SIX (6) CRANES

- Crane 1 – 5 Ton Capacity
- Crane 2 – 6 Ton Capacity
- Crane 3 – 15 Ton Capacity
- Crane 4 – 15 Ton Capacity
- Crane 5 – 30 Ton Capacity
- Crane 6 – 30 Ton Capacity



## ADDITIONAL PHOTOS





# AERIAL MAP





# AERIAL MAP



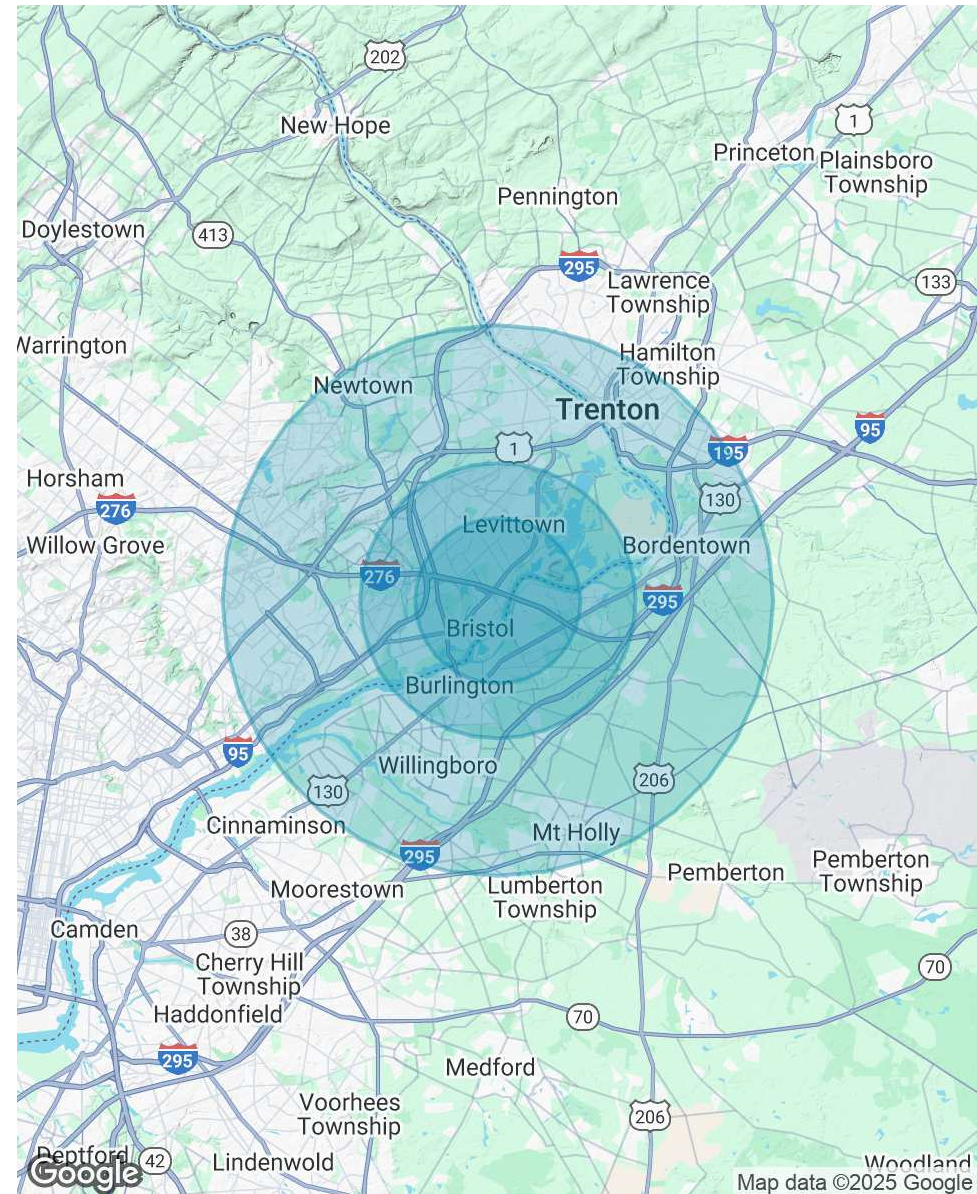


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 74,317  | 197,874 | 731,430  |
| Average Age          | 41      | 42      | 42       |
| Average Age (Male)   | 40      | 40      | 41       |
| Average Age (Female) | 42      | 43      | 43       |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 28,639    | 74,526    | 275,258   |
| # of Persons per HH | 2.6       | 2.7       | 2.7       |
| Average HH Income   | \$104,938 | \$112,109 | \$115,725 |
| Average House Value | \$296,529 | \$332,930 | \$349,655 |

Demographics data derived from AlphaMap





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## PRIMARY CONTACTS



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