

FLEX SPACE FOR LEASE

329 Otter Street, Bristol, PA 19007

LEASE RATES

\$10 PSF

SIZE

3,500 SF (First Floor Only)

ZONING

R-2 with Approved
Variance (see page 8)



PRESENTED BY

Guido Iammatteo
908-334-6636 (m)
215-855-5100 (o)
giammatteo@kpgcm.com

James R. Wrigley
215-519-2290 (m)
215-855-5100 (o)
jimw@kpgcm.com



PROPERTY OVERVIEW

This first-floor flex space is well-suited for contractors and service-based businesses that require a combination of garage, workshop, warehouse, and office space. The layout supports operations that need secure drive-in access, room for parts and materials storage, and dedicated administrative or dispatch areas. It is particularly well positioned for trades and construction-related users seeking efficient regional access and a practical, work-ready facility.



KPG COMMERCIAL MANAGEMENT

www.kpgcm.com | 1120 Welsh Rd, Suite 170, North Wales, PA 19454 | 215-855-5100

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PROPERTY HIGHLIGHTS

Less than 2 miles from I-95

Less than 1.5 miles to New Jersey via the Burlington-Bristol Bridge

Convenient access for regional service and distribution

BUILDING FEATURES

Receptionist area

Private office space

Kitchen

Two bathrooms

Two drive-in garages with workshop space

Ample additional storage and warehouse area

GARAGE DETAILS

(2) drive-in garage doors: 8' high x 8' wide

Garage ceiling heights:

- 8'11" to deck
- 7'10" to tile

WORKSHOP / WAREHOUSE CEILING HEIGHTS

Up to 9' at the highest point

Approximately 6'11" at the lowest point

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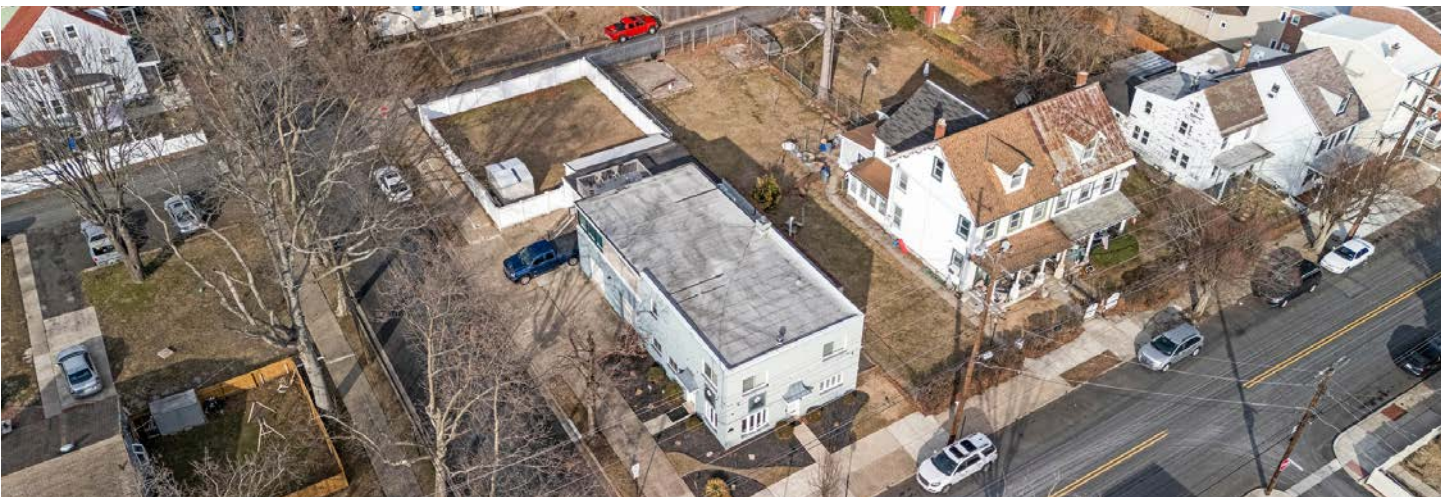
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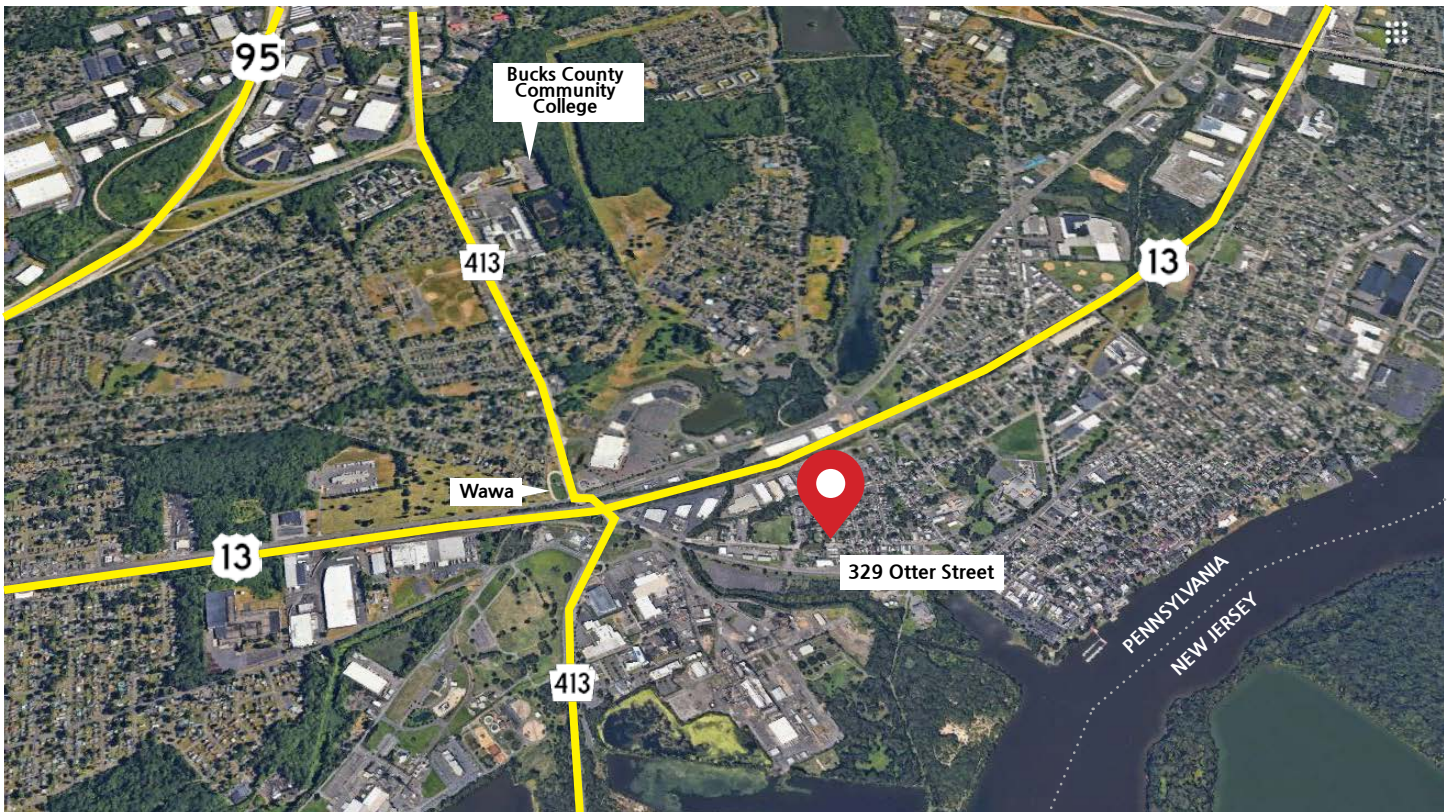
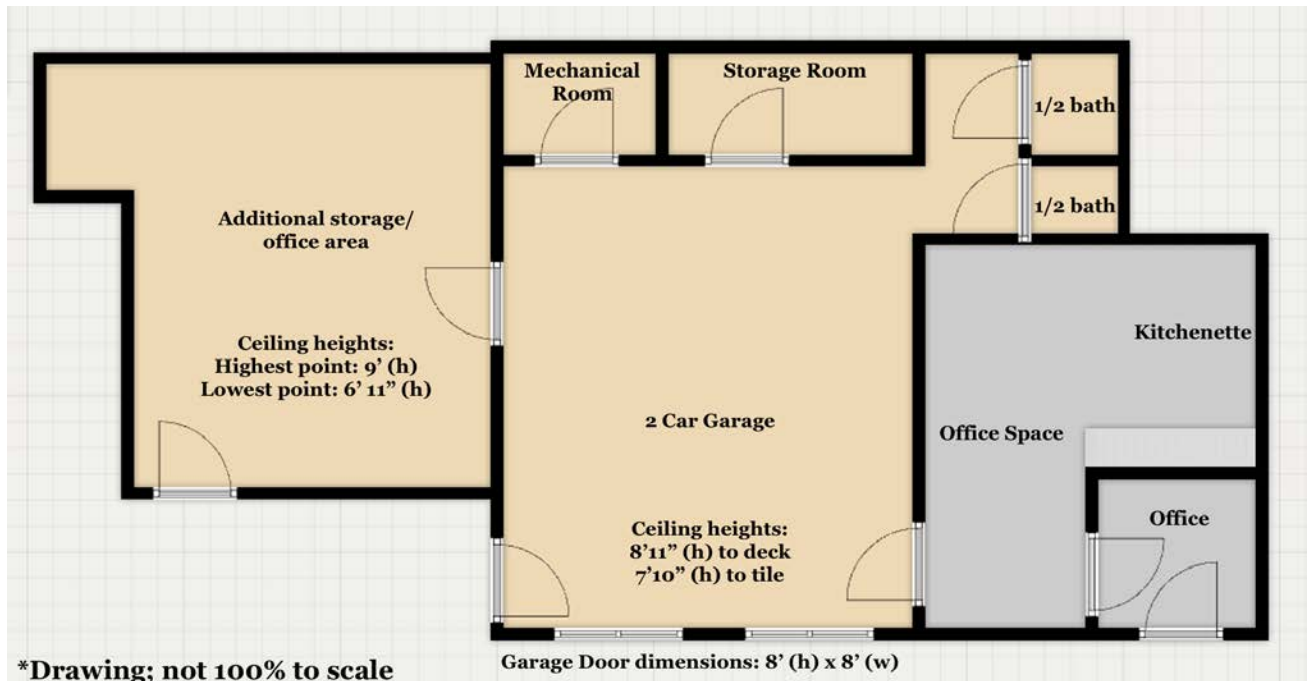
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ZONING HEARING BOARD OF BRISTOL BOROUGH, PENNSYLVANIA CERTIFICATION OF DECISION

APPLICANT: Brian P. Gunn, BPG CM Properties
APPEAL NO: 19-25
APPEAL FILED: November 4, 2025
SUBJECT PROPERTY: 329 Otter St, TMP#04-008-037
RELIEF: Variances from Sections 27-307.2 and 27-701, Table 27-7.A.1 & 27-7.A.6.B of the Bristol Borough Zoning Ordinance to permit contractor office with shop, garages and warehouse at the property and variance from required parking regulations

Dear Property Owner/Applicant:

The Bristol Borough Zoning Hearing Board has heard the appeal filed in this matter, and, after testimony, the application for relief is:

GRANTED

GRANTED SUBJECT TO CONDITIONS

DENIED


OTHER

The formal Findings of Fact and Order of the Board will be mailed to you at the address provided on the application within forty-five (45) days from the date of the Board's decision. Any aggrieved person may appeal to the Court of Common Pleas of Bucks County within thirty (30) days after receipt of the Findings of Fact and Order of the Board. A copy of the formal written order in reference to this appeal is available for inspection in the office of the Zoning Officer.

BRISTOL BOROUGH ZONING HEARING BOARD


ANGELO GRISOLIA


ANGELO QUATTROCCHI


SAMUEL SCALZO


ALTERNATE MEMBER

DATE: January 7, 2026
Applicant's Attorney: None

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