

OFFERING MEMORANDUM

Prime Flex/Industrial Building for Lease

270 ANDREWS ROAD

Trevose, PA 19053

PRESENTED BY:

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PA #RS 293807



EXCLUSIVELY MARKETED BY:



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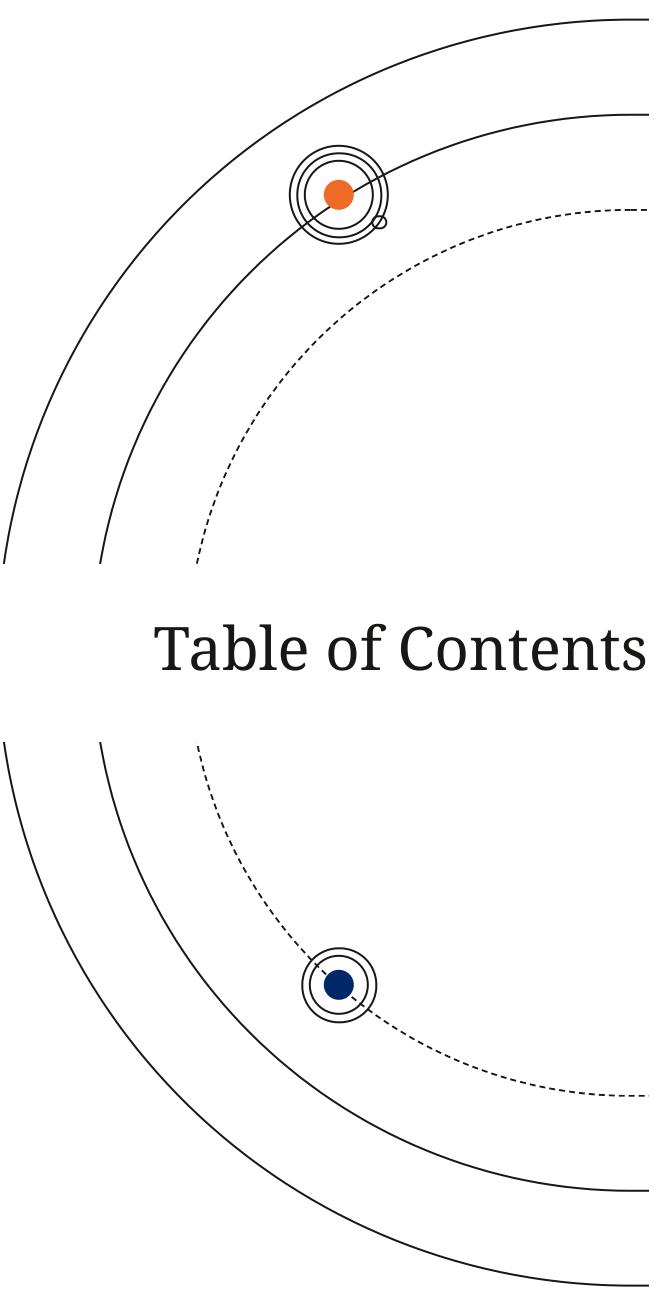


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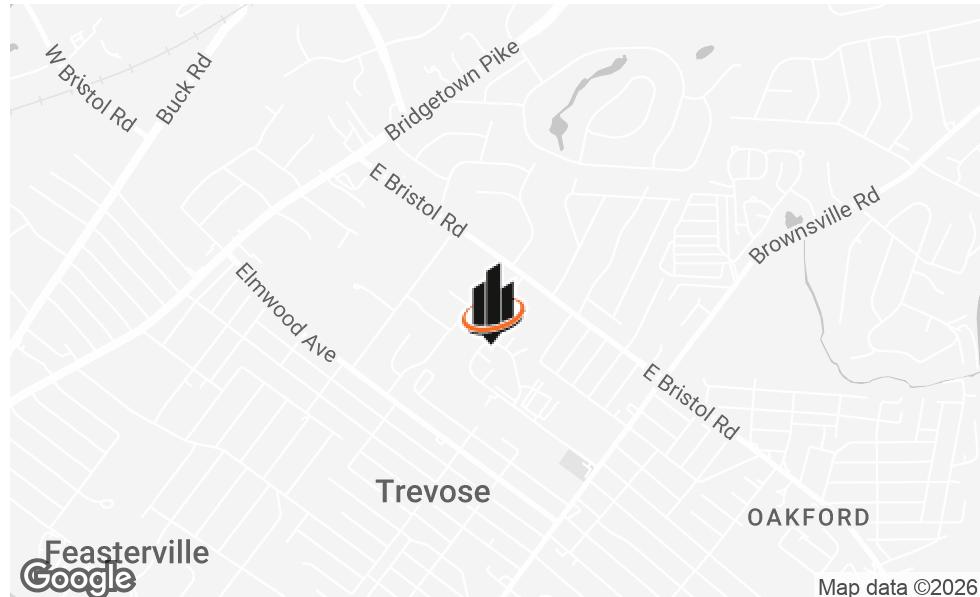


SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE:	Industrial
LEASE RATE:	\$14.00 SF/yr (MG)
AVAILABLE SF:	8,100 SF±
LOT SIZE:	1 AC±
ZONING:	I - Industrial
MARKET:	Philadelphia
SUBMARKET:	Bucks County
CROSS STREET:	Brownsville Rd

PROPERTY OVERVIEW

SVN is pleased to present a versatile industrial building for lease ideally positioned just off Brownsville Road near E. Bristol Road in Trevose, Bucks County. The property features approx. 8,100 SF± of climate-controlled flex/industrial space, with bonus mezzanine area for private offices, a conference room, locker room, and kitchenette. Loading is provided by (1) drive-in door and (1) loading dock. The building is equipped with 3-phase power and a high-capacity industrial compressed air system. Zoned Industrial (I), the property permits a wide range of uses by right, offering flexibility for diverse industrial operations. Ideally positioned in a vibrant commercial district surrounded by dense residential and business neighborhoods, the site provides excellent accessibility via major regional highways.

LOCATION OVERVIEW

The property is located within dynamic industrial market, offering convenient access to/from Route 1, the Pennsylvania Turnpike (I-276), Street Rd (PA-132) and Bustleton Pike (PA-532), providing strong connectivity throughout Bucks County, Philadelphia, and New Jersey.

PROPERTY DETAILS

LEASE RATE	\$14.00 SF/YR (MG)
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LOCATION INFORMATION

BUILDING NAME	Scottsville Industrial Park
STREET ADDRESS	270 Andrews Road
CITY, STATE, ZIP	Trevose, PA 19053
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Bucks County
CROSS-STREETS	Brownsville Rd
TOWNSHIP	Lower Southampton Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 - 2.6 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL - 31.3 Mi.)

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	22+
PARKING TYPE	Surface paved lot

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	I - Industrial
LOT SIZE	1 AC±
APN #	21-023-017-023
YEAR BUILT	1975

BUILDING INFORMATION

# OF GRADE LEVEL DOORS	1
# OF LOADING DOCKS	1
CEILING HEIGHT	16'5 ft
WALL HEIGHT	18'7 ft
FREESTANDING	Yes
MEZZANINE	Yes

UTILITIES & AMENITIES

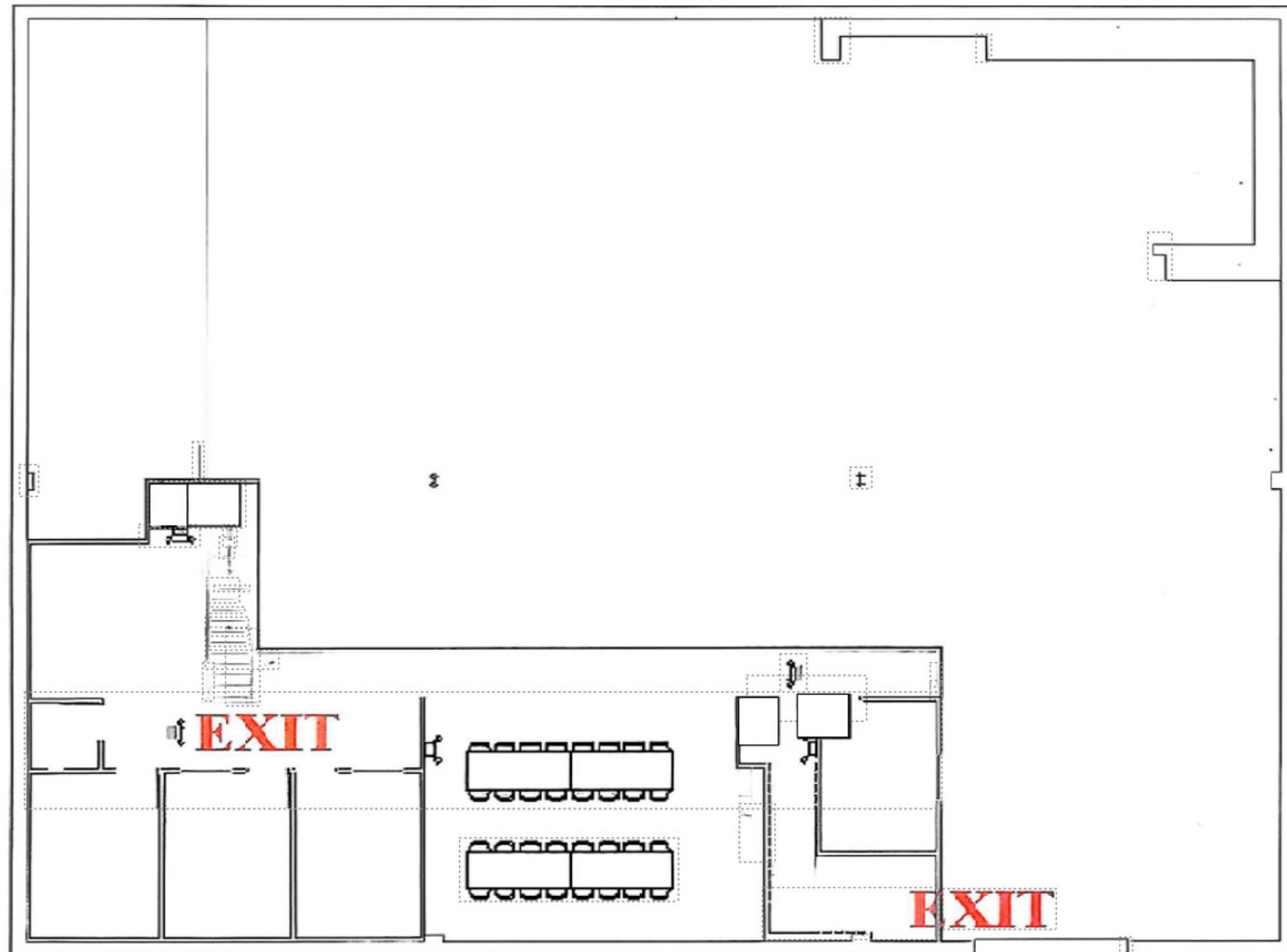
CENTRAL HVAC	Yes
GAS / PROPANE	Yes
ELECTRIC	208Y/120V, 3-phase (400 amps)
WATER/SEWER	Public

PROPERTY HIGHLIGHTS

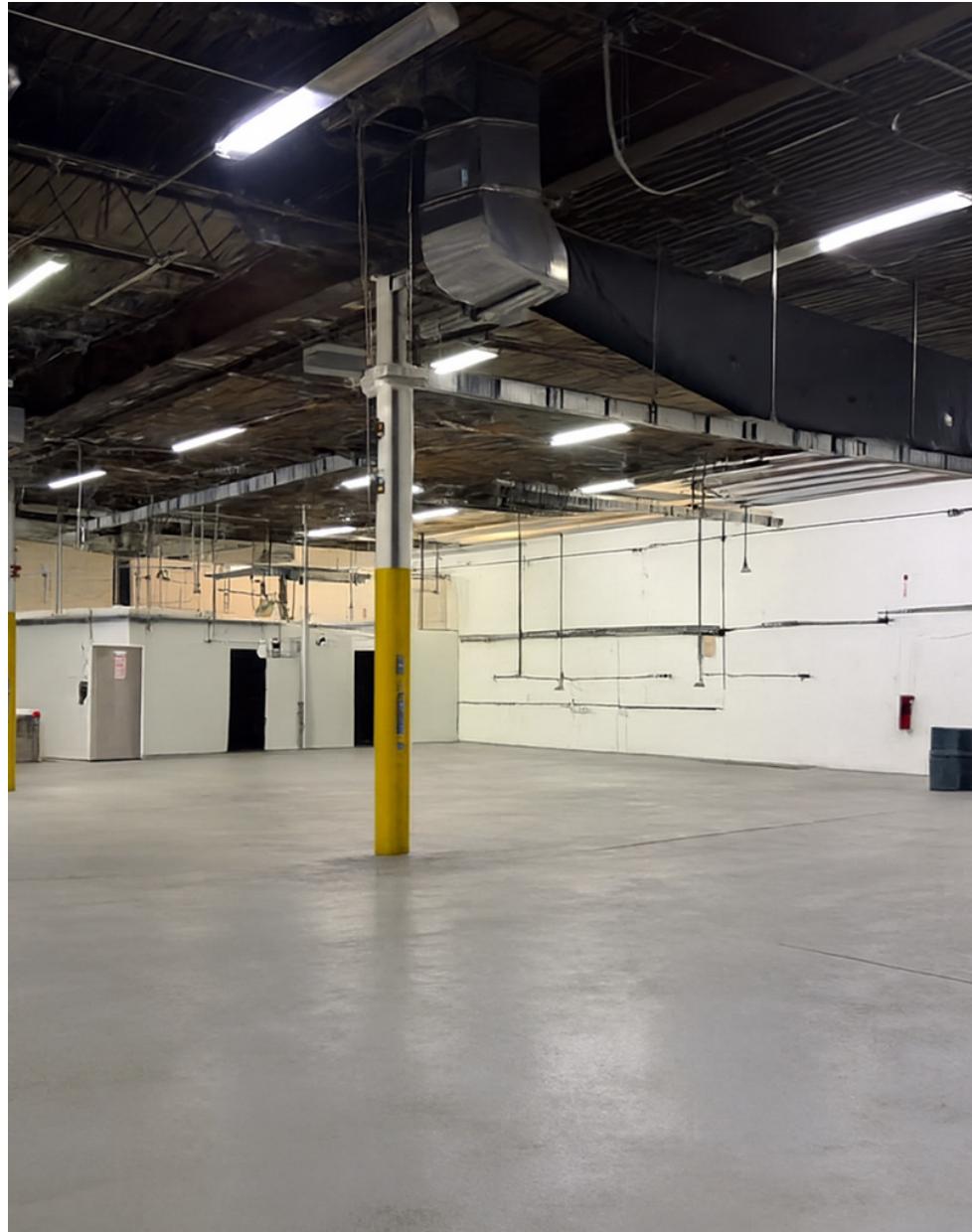
- Freestanding flex/industrial building
- Located within Scottsville Industrial Park
- 8,100 SF± w/mezzanine office space
- One (1) drive-in door (16"H x 12'W)
- One (1) loading dock (10'H x 8'W)
- 16'5" FT clear ceiling height
- 18'7" FT wall height
- Robust 208Y/120V, 3-phase, 4-wire service
- Approx. 400 Amps total capacity
- High-capacity industrial compressed air system
- Immediate occupancy available
- Zoned Industrial (I) - wide range of permitted uses by right
- Close proximity to Route 1, Street Rd, and PA Turnpike



FLOOR PLAN



ADDITIONAL PHOTOS





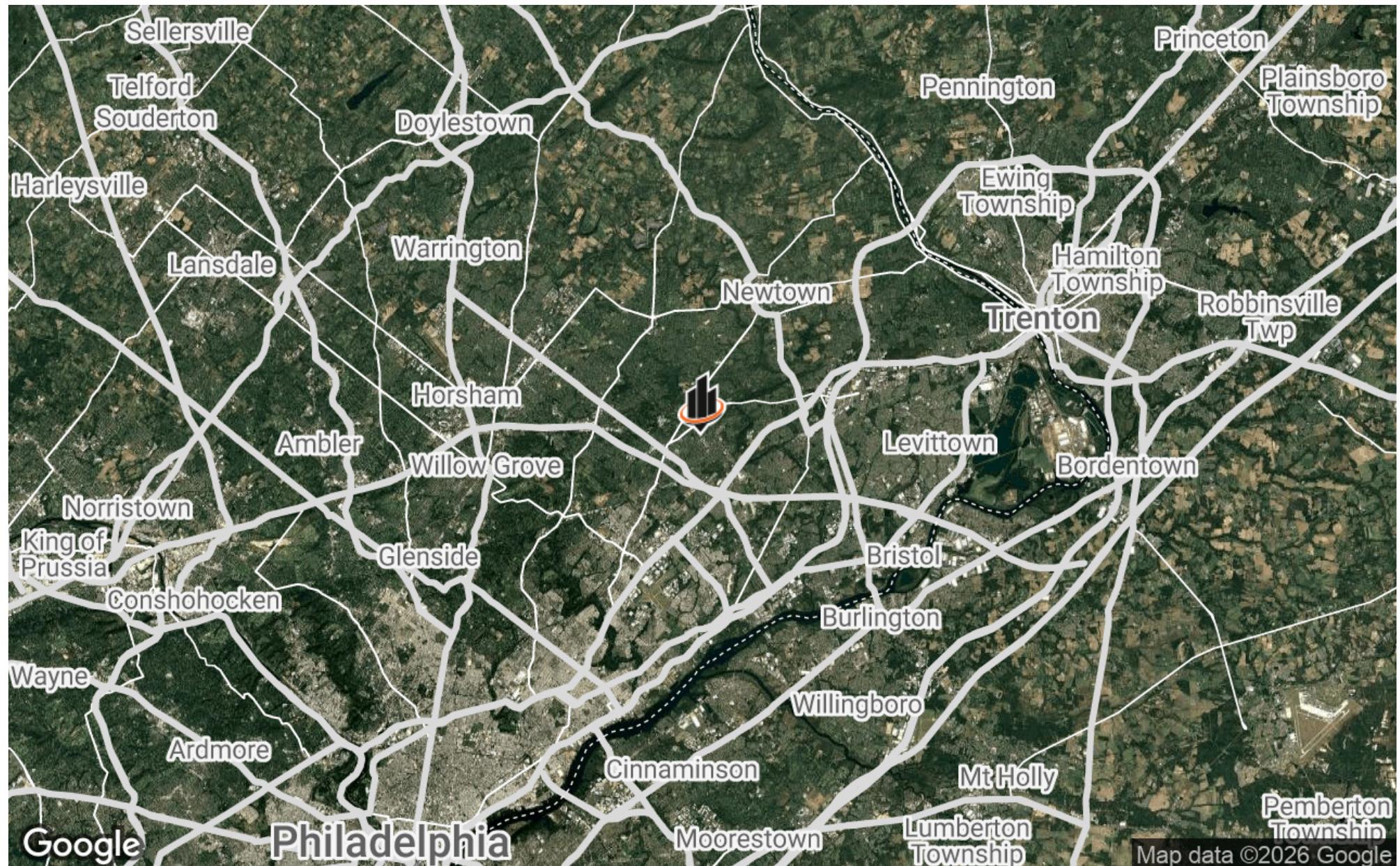


SECTION 2

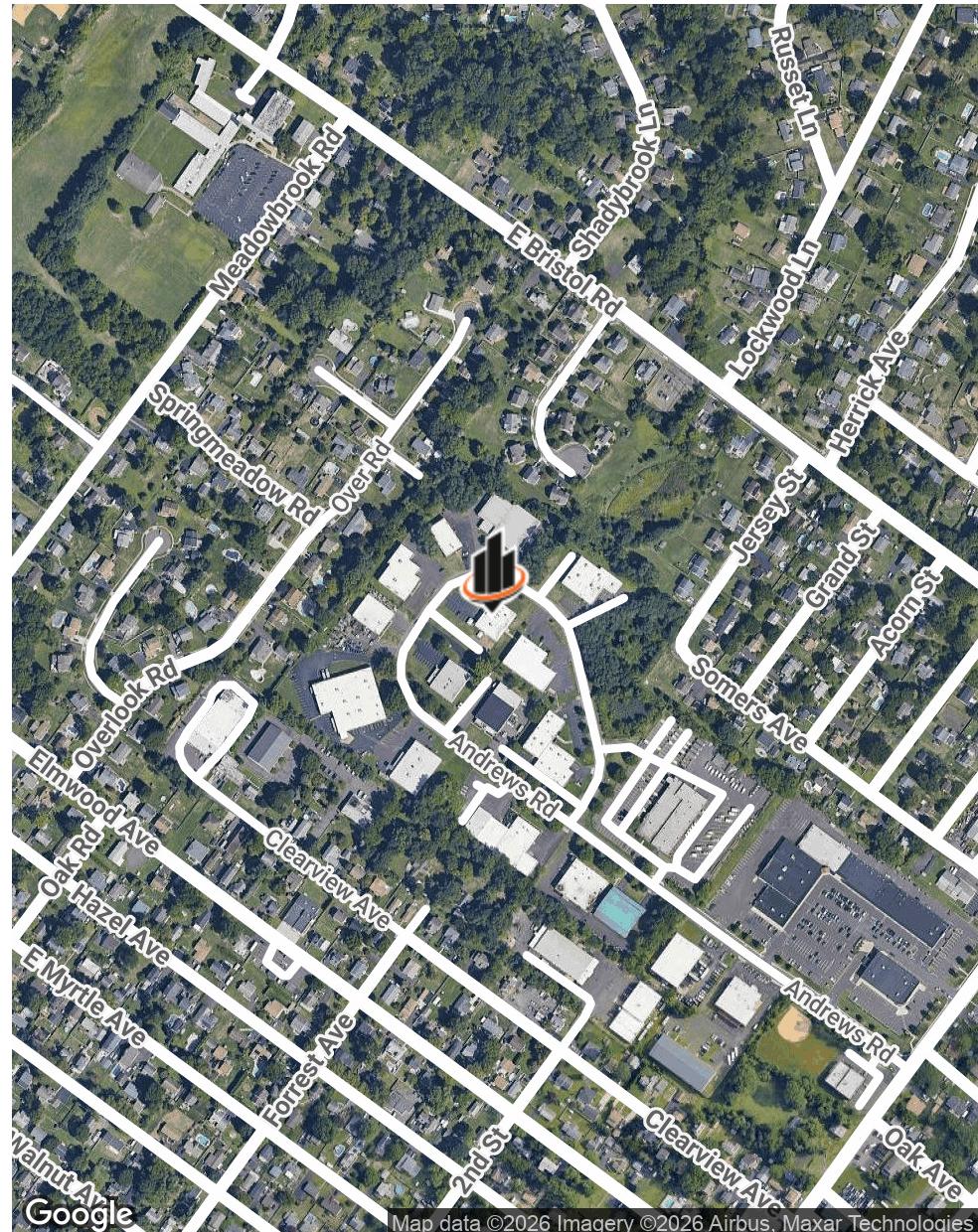
The Location

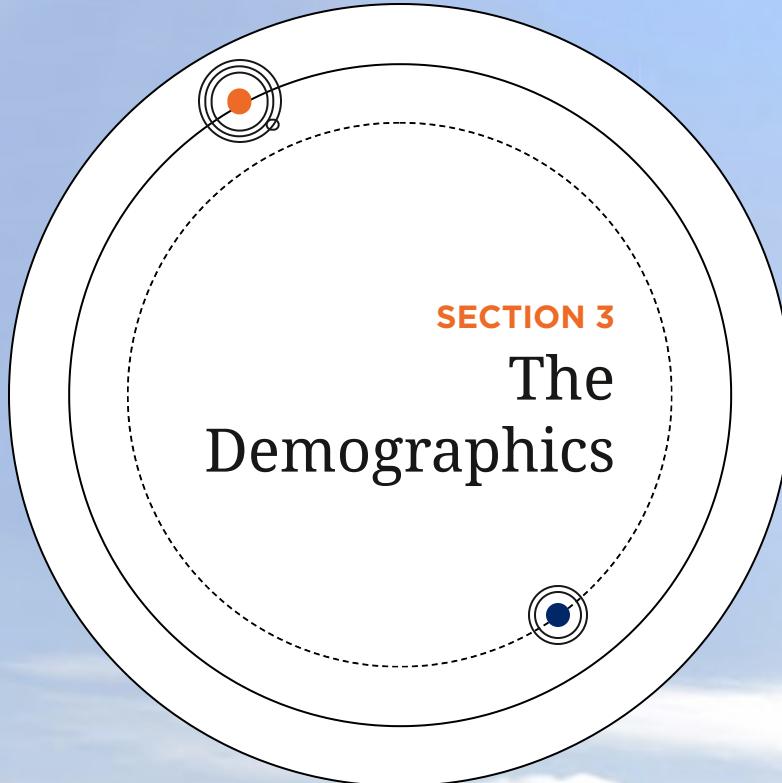


REGIONAL MAP



LOCATION MAP





SECTION 3

The Demographics



DEMOGRAPHICS MAP & REPORT

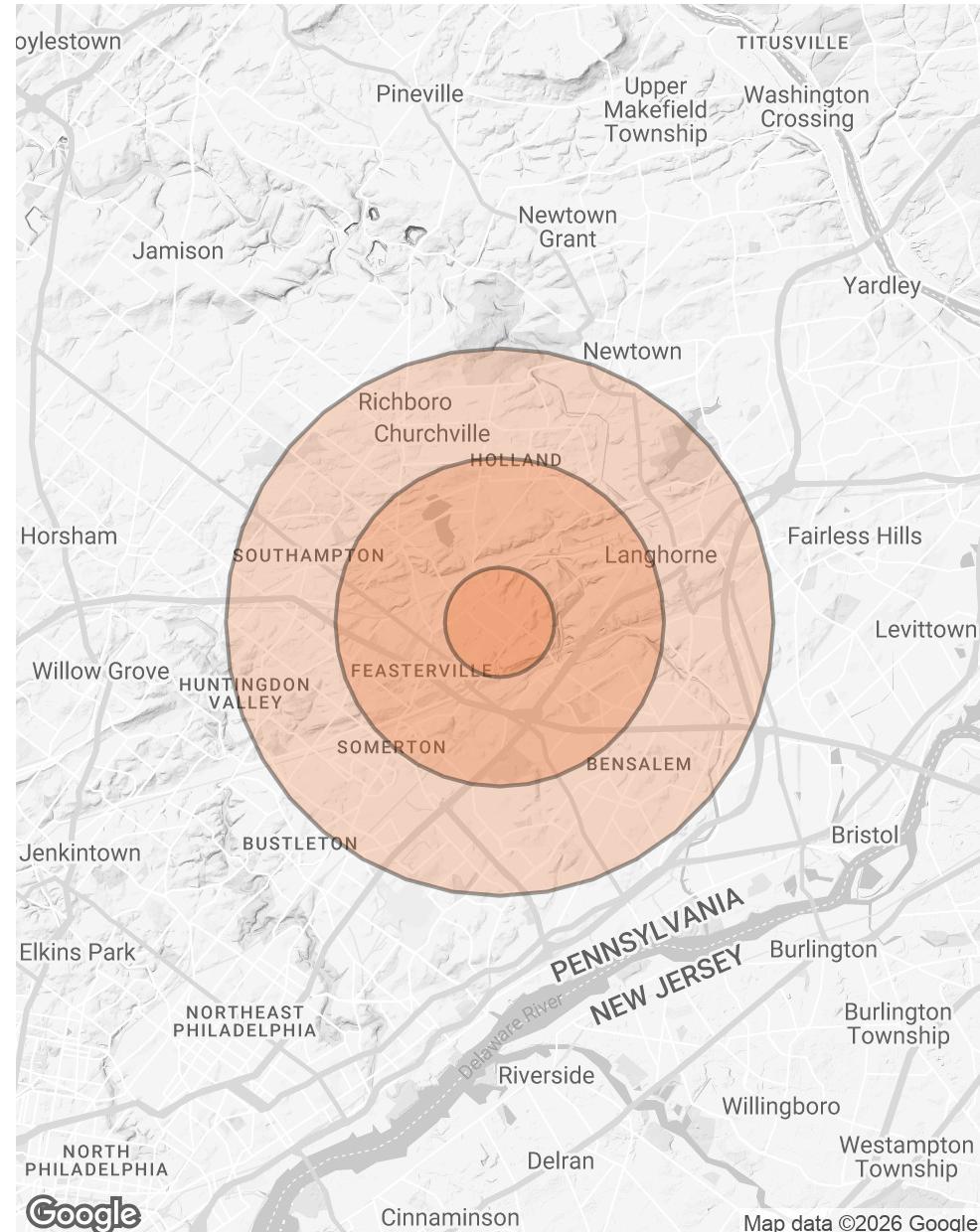
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,891	74,293	214,914
AVERAGE AGE	43	43	44
AVERAGE AGE (MALE)	42	43	42
AVERAGE AGE (FEMALE)	44	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,483	27,875	80,989
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$113,876	\$128,023	\$126,856
AVERAGE HOUSE VALUE	\$386,908	\$433,664	\$432,002

Demographics data derived from AlphaMap





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