

# 400 Mack Drive Croydon, Bristol Township Bucks County, PA

 **FOR LEASE**

**\$16.50 PSF – FULL SERVICE (GROSS)**

**Utilities and operating expenses included**

Available for lease is a modern one- and part two-story professional office building with ancillary warehouse space, totaling approximately 21,952 square feet. The property offers over 16,000 square feet of professional office space across two floors, ideal for administrative, professional, or corporate users. A smaller ±5,626 SF warehouse component provides flexibility for light storage or operational support. Located near Routes 13 and 413 with convenient access to I-95, US Route 1, and the PA Turnpike, the property offers outstanding regional connectivity within Bucks County.

## Property Features:

±16,326 SF professional office space (two floors)

- Available for lease: 2,500 – 12,250 SF
- Full-Service Gross Lease – \$16.50 PSF
- Elevator-served building (Otis passenger elevator)
- Multiple private offices, conference rooms & open workspace
- Ample on-site parking (±48 spaces)
- Strategically located near Routes 13 & 413 with access to I-95 & PA Turnpike
- ±5,626 SF ancillary warehouse space
- 18' clear ceiling height
- One (1) 8' x 8' tailgate loading door
- Ideal for light storage or operational support

**Don't miss this opportunity! Contact us today to schedule a viewing or for more information.**



**GET IN TOUCH** |

David Russo  
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Joe Sternberg  
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## Additional Features:

Full-Service (Gross) lease structure – utilities & operating expenses included

- 100% dry sprinkler system coverage
- HVAC: Three (3) natural gas-fired package units (office)
- Separate metering for first and second floors
- 200 amp / 240V / 3-phase electrical service
- Steel & stucco-covered masonry construction
- Zoned M-2 (Heavy Manufacturing)
- Rail service available with minor siding improvements
- Strong regional connectivity – 25 minutes to Philadelphia



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