

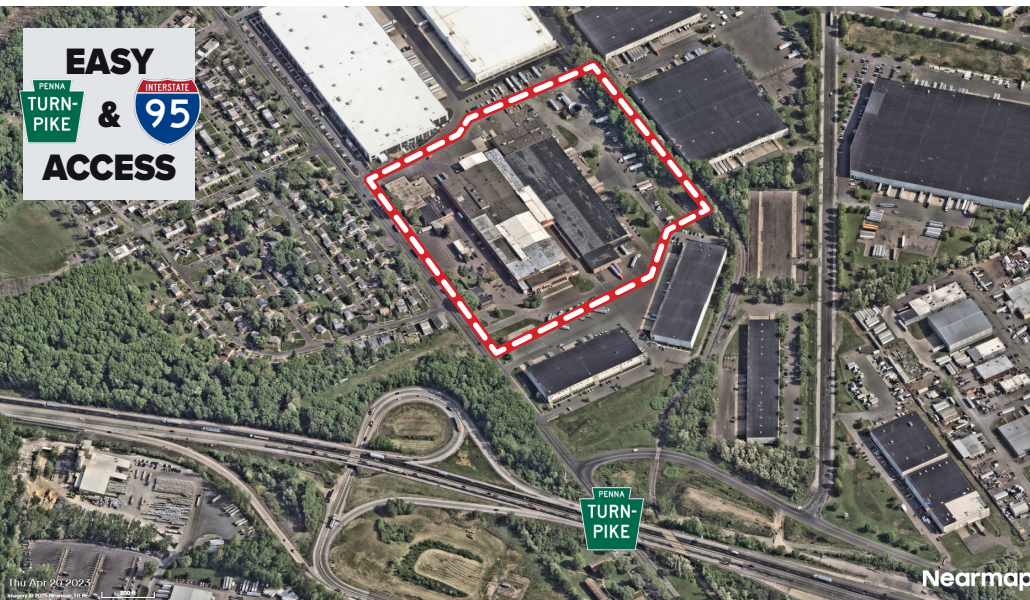
# INDUSTRIAL FOR LEASE

93,000 SF TOTAL FOR LEASE / 70,000 SF CONTIGUOUS

2201 GREEN LANE, LEVITTOWN, PA



SEE IT IN  
3-D!  
CLICK HERE FOR A  
VIRTUAL TOUR



UP TO  
**93,000± SF**  
for Immediate Lease  
within 361,151± SF bldg

**HIGH-BAY,  
CLEAR-SPAN,  
Industrial Space**

**Ideal for  
MANUFACTURING or  
DISTRIBUTION Users**

## FOR MORE INFORMATION

📞 **Scott Mertz, SIOR**  
+1 856 802 6529  
✉ [scott.mertz@naimertz.com](mailto:scott.mertz@naimertz.com)

**Naimertz**

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93,312± total SF for lease

- 180± trailer positions
- 369 vehicle parking spaces
- Heavy power  
120/240/277/480 v, 3-phase  
33,000 KVA substation on site
- Wet sprinkler system
- Zoning: P-I (Planned Industrial)

## Units 3-4-5-7

- Up to 70,806± SF contiguous
- Divisible to 12,630 SF
- 9 tailgate docks
- 1 drive-in door
- Several clear span areas
- Ceiling heights from 16' - 21'

## Units 10-11

- Up to 22,506± SF contiguous
- Divisible into 14,850 SF &  
7,656 SF units
- 3 tailgate docks
- 3 drive-in doors
- 26' clear ceiling height
- LED lighting
- 2 restrooms



**Located in  
BUCKS COUNTY  
ENTERPRISE ZONE**  
offering tax & economic incentives



**RACKING IN PLACE  
IN SOME UNITS**



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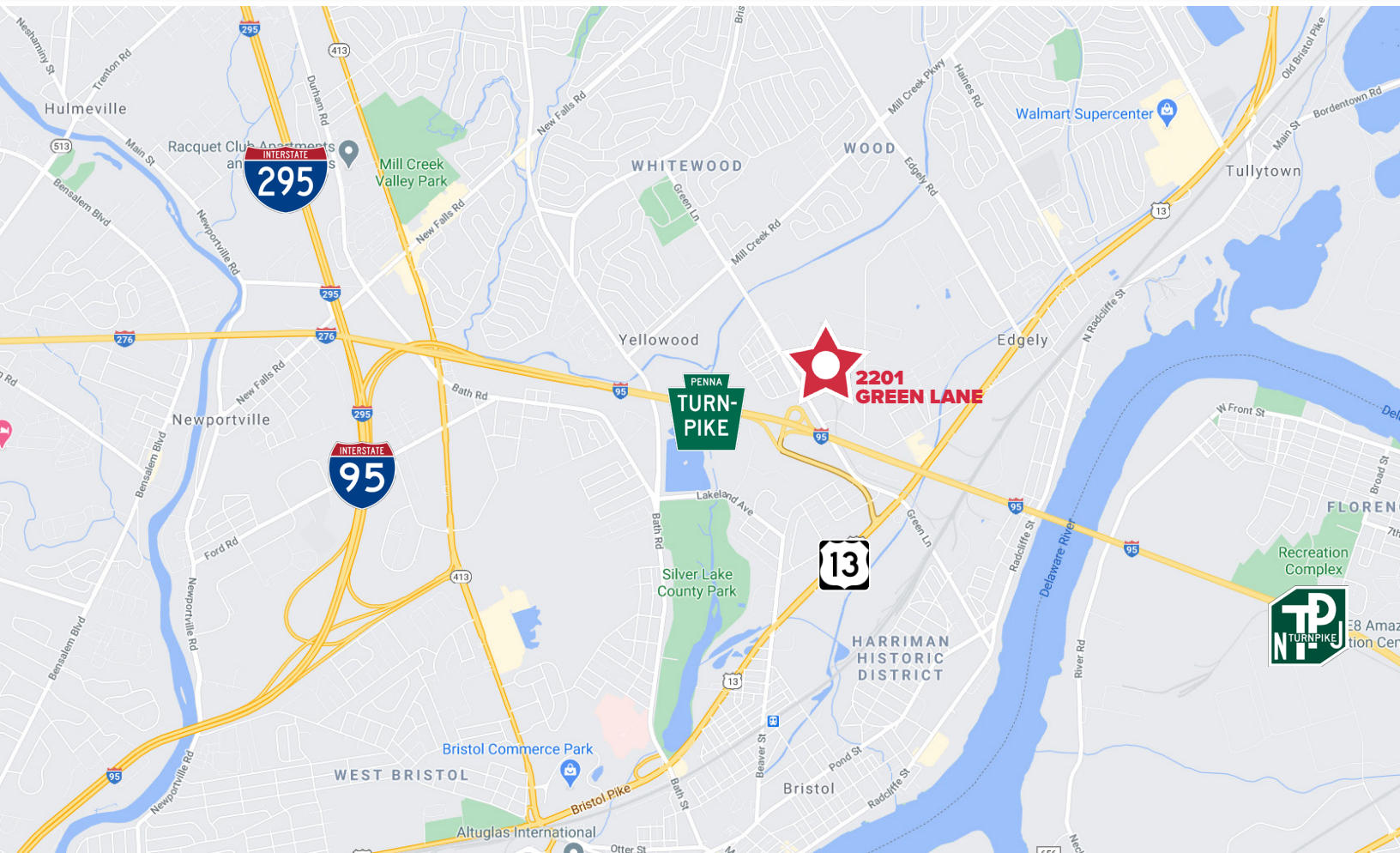
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## Distance to:

Pennsylvania Turnpike	1.5 mi
I-95 / I-295	3.5 mi
New Jersey Turnpike	8.0 mi
Tioga Marine Terminal	19.5 mi
City Center Philadelphia	25.0 mi
Packer Avenue Terminal	27.5 mi
Philadelphia International Airport	32.5 mi

## IDEAL LOCATION FOR NORTHEAST DISTRIBUTION

New York City	77 mi
Baltimore	130 mi
Washington, DC	168 mi
Boston	286 mi
Pittsburgh	325 mi

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