

FOR LEASE

2558
PEARL BUCK ROAD
Bristol, PA 19007



99,032 SQUARE FOOT DISTRIBUTION AND MANUFACTURING FACILITY

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CBRE

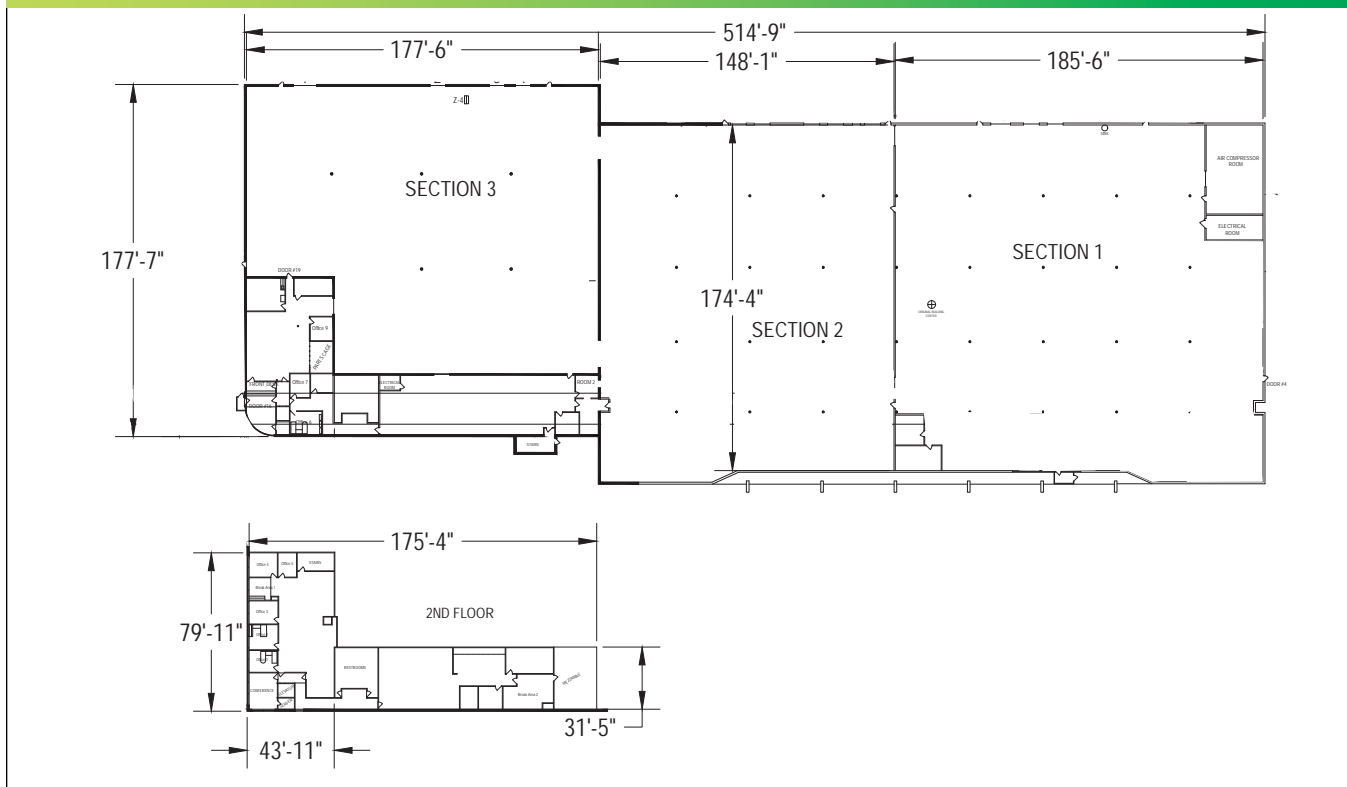
AVAILABLE

PROPERTY INFORMATION	
BUILDING SIZE:	99,032 Square Feet
ACREAGE:	6.72 Acres
OFFICE \ RECEPTION \ BREAK ROOM:	9,000 Square Feet
YEAR BUILT:	Built in 1975, addition added in the mid 1990's
CONSTRUCTION:	Masonry & Metal Panel
CEILING HEIGHT:	21' to 28'
COLUMN SPACING:	Section 1 and 2: 36' x 36' Section 3: 45' x 45'
LOADING:	13 (8' X 10') Dock Doors; 7 include levelers 1 (12' x 14') Drive-in door
PARKING:	100 - 120 vehicle spaces
HVAC:	Section 1: Air-conditioned via four 22-ton roof mounted units Sections 2 & 3: Heated by roof mounted heating units Office: HVAC is provided by roof top combo units
LIGHTING:	LED
SPRINKLERS:	100% wet system
ELECTRICAL:	One (1) 2500a, 480/277v, 3 phase; One (1) 2000a, 480/277v, 3 phase; Various step down transformers throughout; Enhanced distribution with Bus-bar running the full length of Warehouse Sections 1 & 2
WATER & SEWER:	Municipal
GAS:	Provided by PECO
ZONING:	Planned Industrial (PI)



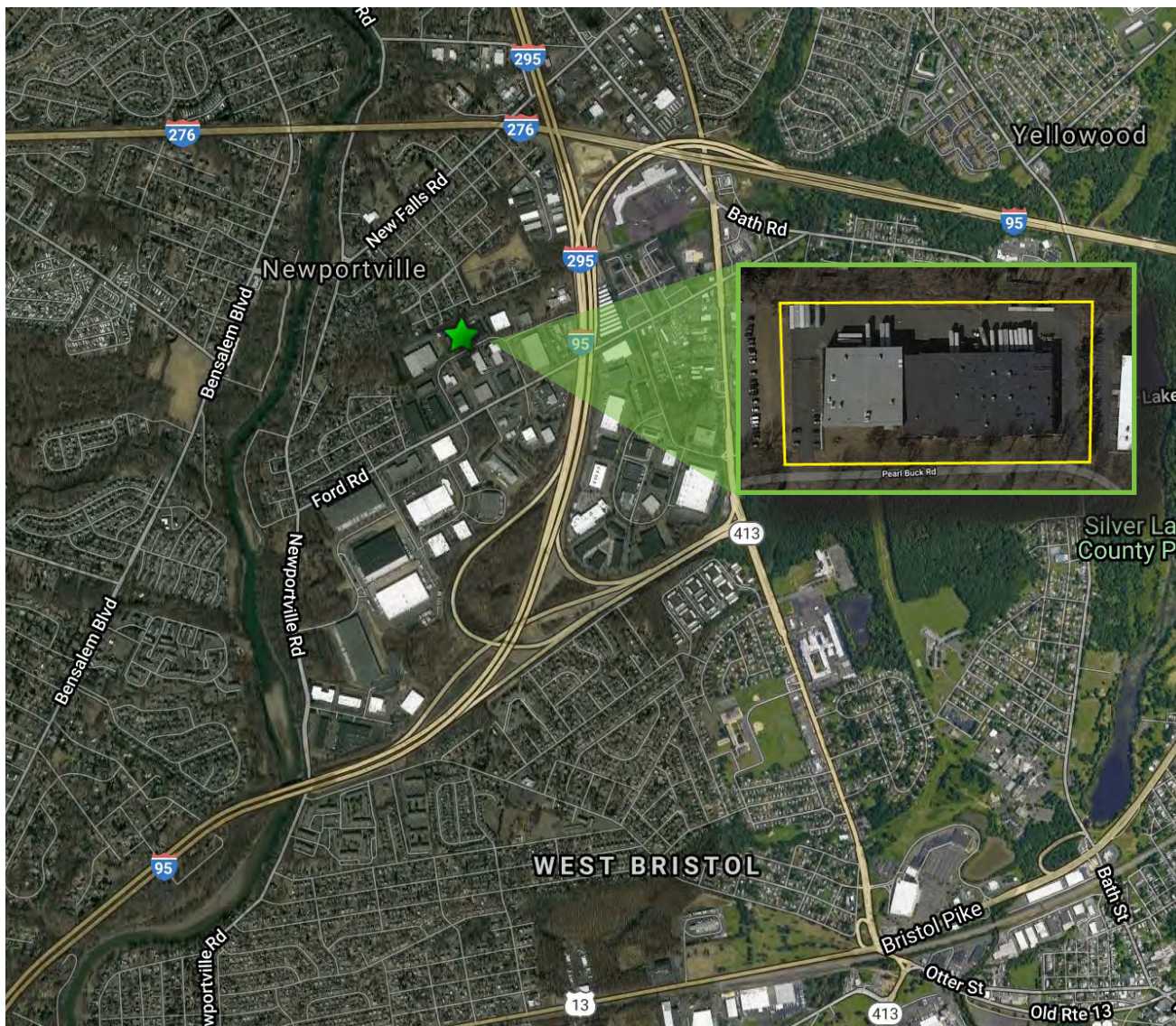
IMPROVEMENTS CURRENTLY BEING PERFORMED BY OWNER
• SEAL COATING & RESTRIPING THE PARKING AND LOADING AREAS
• NEW DOCK PACKAGES (SEALS, BUMPERS & DOORS)
• TWO ADDITIONAL LOADING DOCKS WITH HYDRAULIC LEVELERS
• LED WAREHOUSE LIGHTING
• WHITE BOXING THE WAREHOUSE
• RENOVATED OFFICE SPACE
• PAINTING THE EXTERIOR METAL PANELS

FLOOR PLAN



<u>30 Minute Drivetime</u>	<u>30 Miles Radius</u>
--- Population ---	
1,756,838	4,615,443
--- Median Age ---	
39.8	39.2
--- Total Number of Households ---	
658,117	1,769,736
--- Median Household ---	
\$70,852	\$68,413
--- Total Places to Work ---	
58,939	153,637
--- Total Number of Employed (16+) ---	
879,214	2,286,015

2558 PEARL BUCK ROAD BRISTOL, PA 19007



- + Located in Keystone Industrial Park
- + 3 miles to Route 413
- + 11 miles to NJ Turnpike
- + 29 miles to Philadelphia International Airport
- + Abundant well-educated and skilled Labor Force
- + 1 mile to I-95
- + 3 miles to PA Turnpike (I-276)
- + 20 miles to City of Philadelphia
- + 75 miles to New York City
- + Numerous Shopping and Food options nearby

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