Roddy Inc. Industrial & Commercial Real Estate



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TRUCK PARKING / SERVICE CENTER / OUTSIDE STORAGE 13,200 SQ. FT. SERVICE BUILDING – FULLY APPROVED



9151 OLD BRISTOL PIKE MORRISVILLE, FALLS TOWNSHIP, BUCKS COUNTY, PA 19067 TAX PARCEL #: 13-040-045-003

DESCRIPTION: 9.40+/- acre parcel zoned Light Industrial

- Excellent opportunity for truck parking, service facility, or outside storage.
- 175 12' x 60' striped trailer parking stalls with concrete dolly pads. Dolly pads are 8" thick reinforced concrete over a 6" stone base. Paving – 2" wearing course over a 4" binder course with an 8" stone base.
- Optional 13,200 sq. ft. service facility build-to-suit.
- Fully illuminated via pole-mounted LED lighting fixtures.
- 8' high chain link fence surrounding the perimeter with provision for a guard shack.
- Two ingress/egress points with keypad-operated 8' high access gates.
- **LOCATION:** Strategically located in Lower Bucks County, PA, this site is situated only 4 miles from the Keystone Trade Center (former US Steel Fairless Works), a master-planned industrial park that can accommodate 15MSF of Class A warehouse/distribution facilities. The Park is in Phase II of development and offers access to deep water ports operated by Kinder Morgan.



9151 Old Bristol Pike Page 2 of 5

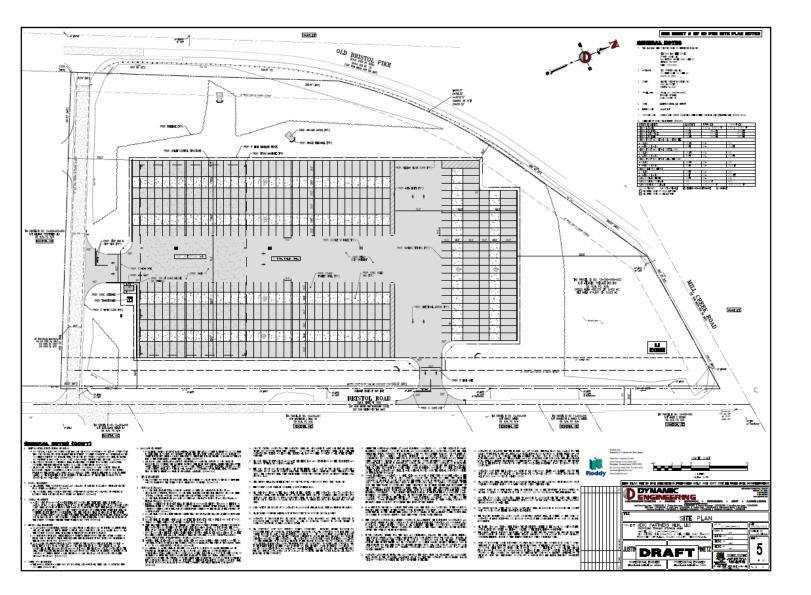
Fairless Hills Terminal	6 Miles
Port of Philadelphia	24 Miles
Port of Wilmington	55 Miles
Port of Newark	64 Miles
Port of Baltimore	129 Miles
Interstate 95	4 Miles
Interstate 295/Pennsylvania Turnpike	7 Miles
Trenton, NJ	6 Miles
Philadelphia, PA	25 Miles





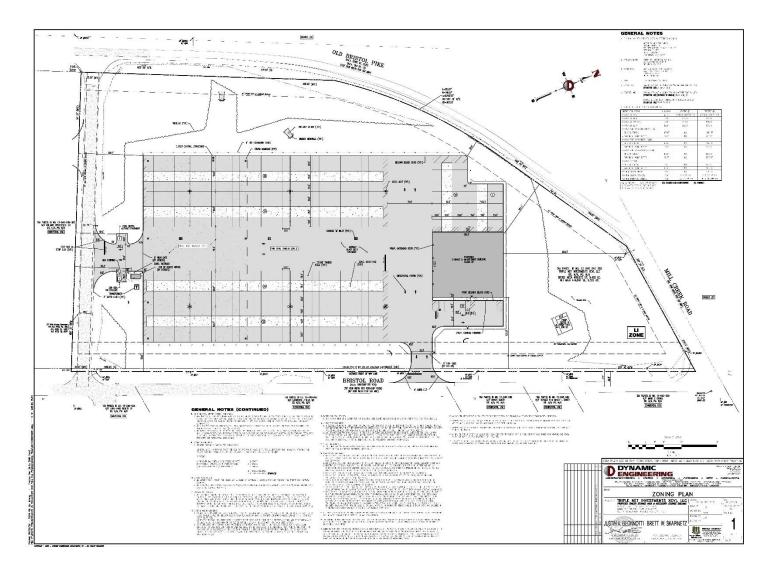
9151 Old Bristol Pike Page 3 of 5

SITE PLAN





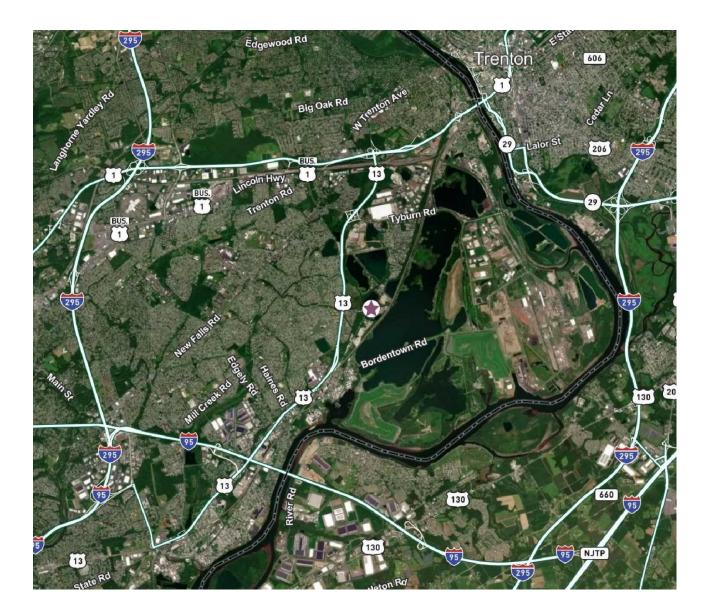
SITE PLAN WITH PROPOSED SERVICE BUILDING





9151 Old Bristol Pike Page 5 of 5

AERIAL MAP



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