



## 6.75 ACRES | FOR SALE OR LEASE

### BUILD-TO-SUIT / OUTSIDE STORAGE / TRUCK PARKING



**14 STEEL ROAD NORTH  
NEW FORD MILL ROAD INDUSTRIAL PARK  
(AKA KEYSTONE INDUSTRIAL PORT COMPLEX)  
MORRISVILLE, BUCKS COUNTY, PA 19067  
TAX PARCEL #: 13-047-155**

**DESCRIPTION:** 6.75+/- acre parcel zoned Heavy Industrial

Excellent development opportunity for distribution/warehouse and outside storage/truck parking. Access to deep water port located within the Keystone Industrial Port Complex.

**LOCATION:** Strategically situated in the New Ford Mill Road Industrial Park (AKA Keystone Industrial Port Complex) offering access to Route 13, Route 1, I-95, I-295, Pennsylvania Turnpike (Interstate 276) and New Jersey Turnpike (I-95) as well as bridges to New Jersey.



## **PERMITTED USES:**

The following are principal permitted uses:

- Product distribution and warehousing.
- Transportation terminal and freight handling facility.
- Electrical substation.
- Building material yard.
- Marine port and terminal facility.
- Any use of the same general character as any of the above permitted uses, including accessory uses which are customarily incidental to the said uses.
  - The following are accessory uses:
    - Off-street parking.
    - Fences and walls.
    - Off-street loading areas.
    - Garage to house delivery trucks or other vehicles.

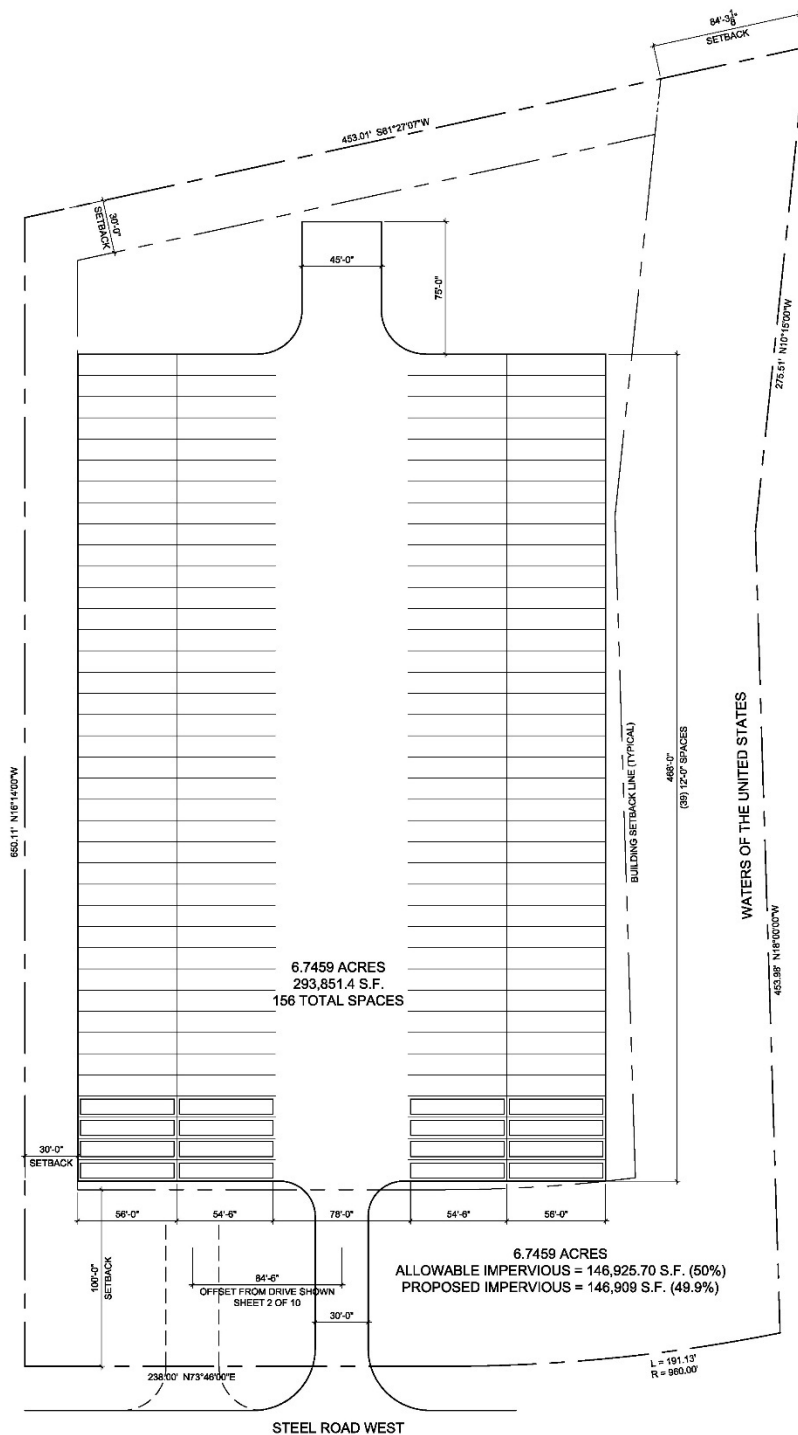
The following are conditional uses:

- Motor vehicle repair garage.
- Slaughterhouse or stockyard.
- Distillation of bones, wood or other like materials.
- Junkyard, salvage or wrecking yard, baling of rags or junk.
- Outside storage of heavy or large-scale equipment.
- Storage of fuel for a business's own vehicle supply.





### CONCEPT TRAILER PARKING PLANS



1 SITE PLAN - PARKING STUDY (OPTION 1)  
SCALE: 1" = 40'-0"



### CONCEPT TRAILER PARKING PLANS

