

SALE OR LEASE

9.40 ACRES | TRUCK PARKING / OUTSIDE STORAGE BUILD-TO-SUIT | 5,000-10,000 SQ. FT. SERVICE FACILITY



9151 OLD BRISTOL PIKE, MORRISVILLE, BUCKS COUNTY, PA 19067

DESCRIPTION: Newly developed 9.40+/- acre industrial outdoor storage / parking facility.

BUILD-TO-SUIT: Potential 5,000-10,000 sq. ft. service or cross dock facility.

PARKING: 175 striped trailer parking stalls (12' x 60') with concrete dolly pads (8" reinforced concrete over a 6" base). **Paving:** 2" wearing course over 4" binder course with an 8" stone base.

LIGHTING: Fully illuminated via pole-mounted LED fixtures.

SECURITY:

- 8' high chain link fence surrounding the perimeter with provision for a guard shack.
- Two ingress/egress points with 8' high keypad-operated access gates.

ZONING: L-I Light Industrial District

ELECTRIC: Service provided by PECO Energy.

NATURAL GAS: Service provided by PECO Energy.

WATER: Service provided by Aqua Pennsylvania.



Industrial & Commercial Real Estate

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9.40 ACRES | SALE OR LEASE

**Truck Parking / Outside Storage
Potential Build-to-Suit Service Facility**

9151 OLD BRISTOL PIKE
Morrisville, Bucks County, PA

AMENITIES:

- 175 striped trailer parking stalls (12' x 60')
- Potential build-to-suit, 5,000-10,000 SF service facility.
- Fully illuminated via pole-mounted LED fixtures.
- 8' high chain link fence surrounding the perimeter.
- 2 ingress/egress points with keypad-operated access gates.
- Provision for guard shack.



VIEW VIDEO



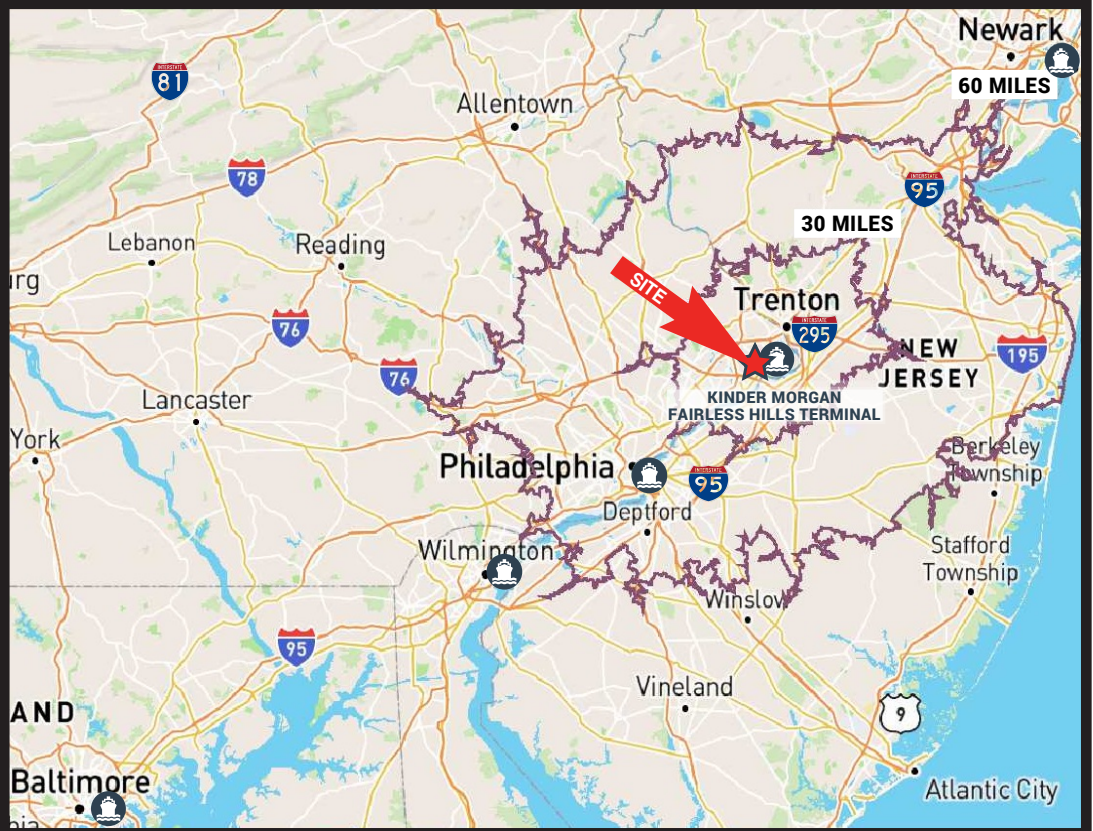
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LOCATION

Strategically located in Lower Bucks County, PA, the site is situated only 4 miles from the Keystone Trade Center (former US Steel Fairless Works), a master planned industrial park that can accommodate 15M SF 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.

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
I-95	4 Miles
I-295 / PA Turnpike.....	7 Miles
Trenton, NJ	6 Miles
Philadelphia, PA	25 Miles



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