AVAILABLE

PRIME BUCKS COUNTY FACILITY

APPROX. 35,283 SQ. FT. AVAILABLE ON 4.7 ACRES



2100 FROST ROAD | KEYSTONE PARK | BRISTOL, BUCKS COUNTY, PA 19007

LOT SIZE: Approx. 4.7 acres.

DESCRIPTION: Modern one-story warehouse facility.

SIZE OF BUILDING: Approx. 70,566 sq. ft.

AVAILABLE SPACE: Approx. 35,283 sq. ft. ***Office:*** Approx. 5,974 sq. ft.; ***Warehouse:*** Approx. 29,309 sq. ft.

PARKING: Approx. 120 automobiles.

AGE OF BUILDING: Built in 1988.

CONSTRUCTION: ***Walls:*** Front and side elevations are brick; rear elevation is a wainscot of brick/block with insulated steel panel above. ***Floors:*** Assumed but not verified to be 6" reinforced concrete. ***Roof:*** GAF 60-mil TPO roofing membrane installed 2024 with a 20-year warranty.

CEILING HEIGHT: 26'9" sloping to 24'5" clear to underside of bar joist.

LOADING: ***Tailgate:*** Two (2) 10' x 10' electrically operated steel roll-up doors with hydraulically operated in-floor load levelers, bollards, and dock seals. ***Drive-In:*** One (1) 14' x 14' electrically operated steel roll-up door with a precast concrete ramp having safety rails.

COLUMN SPACING: 30' x 40'.

SPRINKLER SYSTEM: 100% wet system.

HVAC: ***Office:*** Natural gas-fired rooftop package units. ***Warehouse:*** Self-contained Reznor natural gas-fired blower units.

INTERIOR LIGHTING: LED with motion sensors.

EXTERIOR LIGHTING: Pole- and wall-mounted fixtures.

ELECTRICAL SERVICE: 1,600 amp, 480Y/277 volt, 3 phase, 4 wire service; 13.2kV primary service to the building provided by PECO.

OFFICE AREA: Approx. 5,974 sq. ft. with six (6) private offices, training room, open bullpen, breakroom, base and wall cabinets with a sink, acoustical ceilings, lighting, painted drywall, VCT flooring and carpet.

WATER: Service provided by Bristol Township Authority.

SEWER SERVICE: Service provided by Bristol Township Authority.

GAS: High-pressure service supplied by PECO.

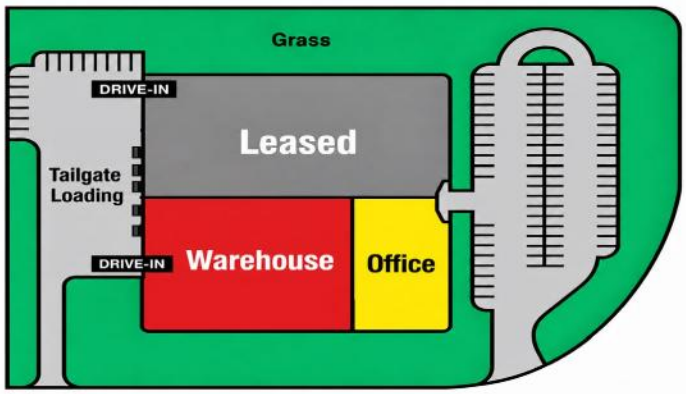
ASSESSMENT: $362,280 (2026).

REAL ESTATE TAXES: County: $10,741.60 (2026); Township: $9,049.75 (2026); School: $85,923.54 (2026/27); TOTAL: $105,714.89 ($1.50/SF).

ZONING: P-I (Planned Industrial District).

TOILET FACILITIES: ***Office/Warehouse:*** Men's room: 3 water closets, 3 urinals and 3 lavatories. Ladies' room: 4 water closets and 3 lavatories. Acoustical ceilings, painted drywall and VCT flooring.

SITE PLAN



Conceptual site diagram; not to scale.

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CALL FOR FURTHER INFORMATION OR A TOUR

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