Roddy Inc.
Industrial & Commercial Realtors

Roddy

Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, Pennsylvania 19020-2028
Ph: 215.245.2600
Fax: 215.245.2670
email: realestate@roddyinc.com



PREMISES:	**2100 FROST ROAD** **KEYSTONE PARK** **BRISTOL, BUCKS COUNTY, PA 19007** **Tax Parcel #: 05-019-078-007**
LOT SIZE:	**4.7 acres**
DESCRIPTION:	**Modern one-story manufacturing/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. one hundred twenty (120) automobiles.**
AGE OF BUILDING:	**Built 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" to the underside of bar joist**
LOADING:	**Tailgate: Two (2) 10' x 10' electrically operated steel rollup doors with hydraulically operated in-floor load levelers, bollards, and dock seals.** **Drive- In: One (1) 14' x 14' electrically operated steel rollup door with a precast concrete ramp having safety rails.**

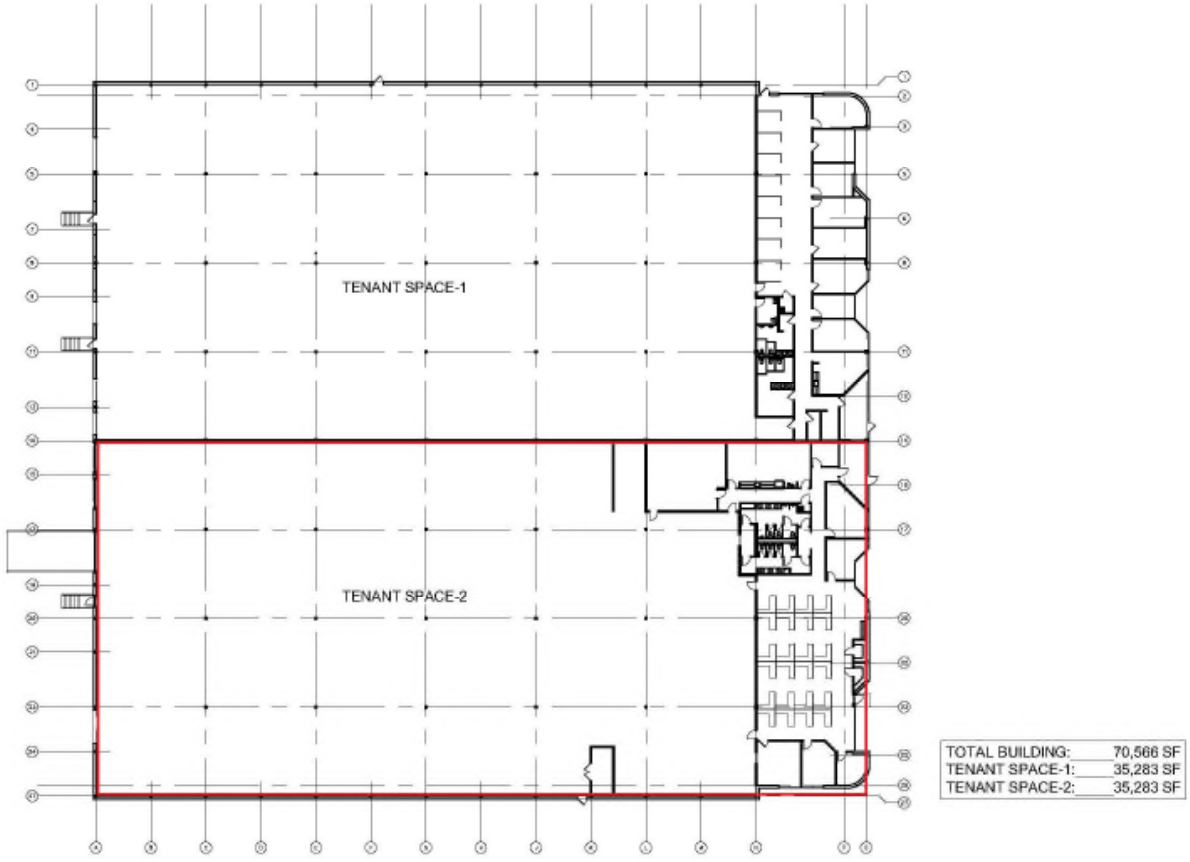
All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

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:	**1600 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. divided into six (6) private offices, one (1) training room, an open bullpen area and a breakroom with base and wall cabinets and sink. Finishes include 2’ x 2’ acoustical ceiling tiles with 2’ x 4’ lighting, painted drywall and a combination of VCT flooring and carpet.**
TOILET FACILITIES:	**Office/Warehouse: One (1) men’s room with three (3) water closets, three (3) urinals and three (3) lavatories. One (1) ladies room with four (4) water closets three (3) lavatories. Finishes include 2’ x 2’ acoustical ceiling tiles with 2’ x 4’ lighting, painted drywall and VCT flooring.**
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)**
TAXES:	**County: $ 10,741.60 (2026)** **Township: $ 9,049.75 (2026)** **School: $ 85,923.54 (202/27)** **TOTAL: $105,714.89 ($1.50/SF)**
ZONING:	**P-I (Planned Industrial District)**

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION:	**Superbly located in Keystone Park, one of Bucks County's premier business parks, at the Route 413 Interchange of Interstate 95, the property offers convenient access to the PA Turnpike (Exit 351 Bensalem and Exit 358 Delaware Valley), only minutes away, as well as the NJ Turnpike. Route 295 and New Jersey are quickly accessed via the Burlington Bristol and Betsy Ross Bridges as well.**
AIRPORT:	**Philadelphia International Airport is thirty-five (35) minutes away and Northeast Philadelphia Airport is ten (10) minutes away.**
HOTELS:	**Most major hotels are represented in the area within a five (5) to ten (10) minute drive.**
PUBLIC TRANSPORTATION:	**SEPTA's Croydon Station is three (3) miles away with Bus 129 stopping at the intersection of Frost Rd and Pearl Buck Rd.**

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.



1 LEASING PLAN
SCALE: 1"=40'-0"

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.