

**SALE OR LEASE**

# 9.40 ACRES | TRUCK PARKING / OUTSIDE STORAGE 13,200 SQ. FT. SERVICE FACILITY – FULLY APPROVED



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

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

**BUILD-TO-SUIT:** 13,200 sq. ft. service facility fully approved, ready for construction.

**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:**

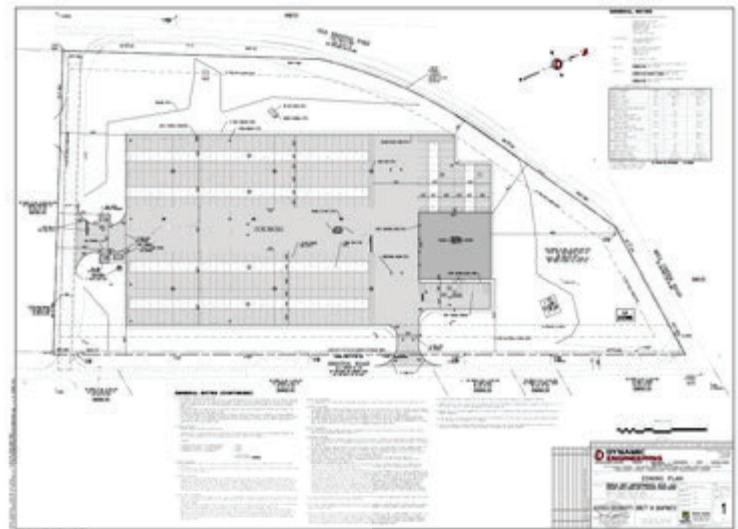
- 8' high chain link fence surrounding the perimeter with provision for a guard shack.
- Two ingress/egress points with 8' high keypad-operated access gates.

**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.



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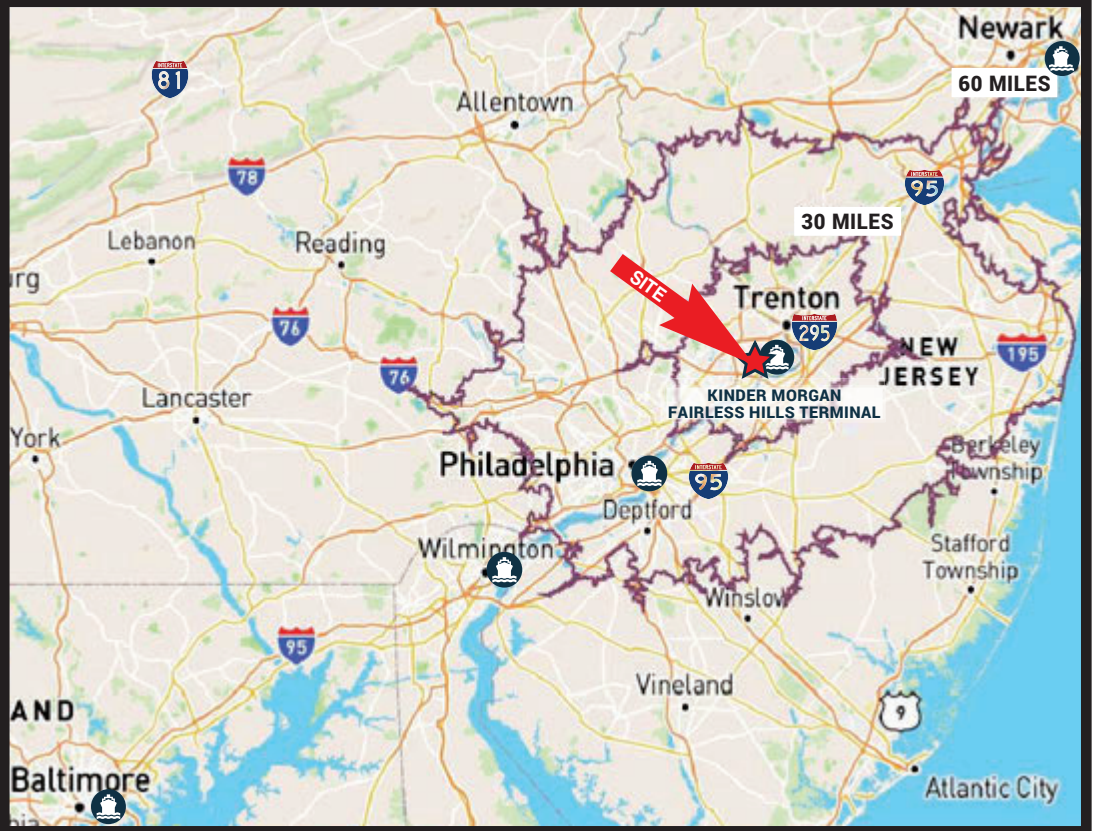
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## LOCATION

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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