

FOR LEASE

130,000 SF

6201 BRISTOL PIKE | BRISTOL, PENNSYLVANIA

Build-To-Suit Opportunity for Light Manufacturing,
Refrigerated or Dry Warehouse



LOCATION HIGHLIGHTS

The Property is located in the center of two major highways, PA 276 and the New Jersey Turnpike, one of the most densely populated metropolitan areas in the region.

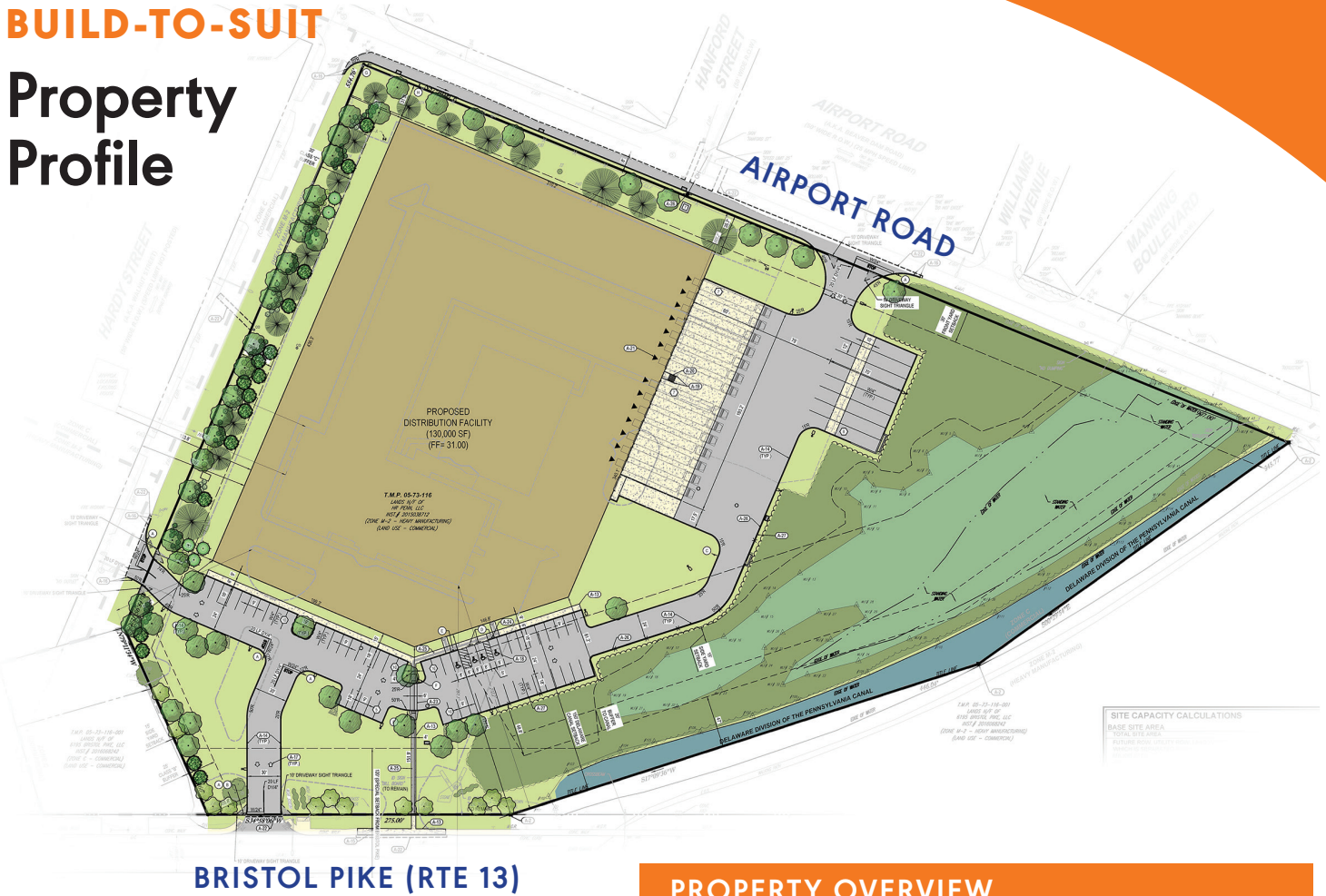
The site is fully approved permit ready for construction of a 130,000 Class A concrete and Steel warehouse. Direct neighbor to Amazon (across street), Urban Outfitters, Airgas, Carlile and OAXX.

Herring Properties, owner/developer, has built over 1,200,000 square feet of warehouse space in the immediate market.



BUILD-TO-SUIT

Property Profile



BRISTOL PIKE (RTE 13)



CORE INDUSTRIAL MARKET

The Property's infill location along the I-95 corridor within Bucks County and adjacent to Burlington County includes many institutional owners and regional / national tenants.

The submarket has been solidified as a core location with tenants and owners flocking to the region for the impressive distribution capabilities.

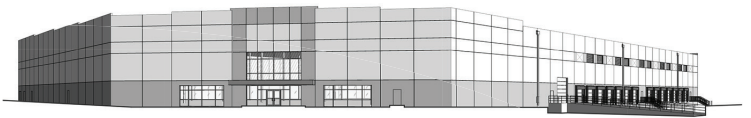
PROPERTY OVERVIEW

Address	6201 Bristol Pike, Bristol, PA
Total Building SF	130,000 SF
Description	Class A Distribution, Refrigerated Warehouse, E-Commerce, Logistics Facility
Land Area	9.578 acres
Construction	New / Build-to-Suit
Clear Height	Zoning allows up to 80'
Column Spacing	54' x 54'
Loading Bays	Fourteen (14) Dock Doors
Trailer Parking	Eight (8) Spaces
Drive-In Doors	One (1) Grade Level Door
Truck Court	135' with 60' Concrete Apron
Car Parking	Sixty-Five (65) Spaces
Lighting	LED Fixtures
Power	Heavy Electric Service
HVAC	Gas Fired Heating Units
Fire Safety	ESFR Sprinkler System
Zoning	M-2 Industrial Heavy Manufacturing



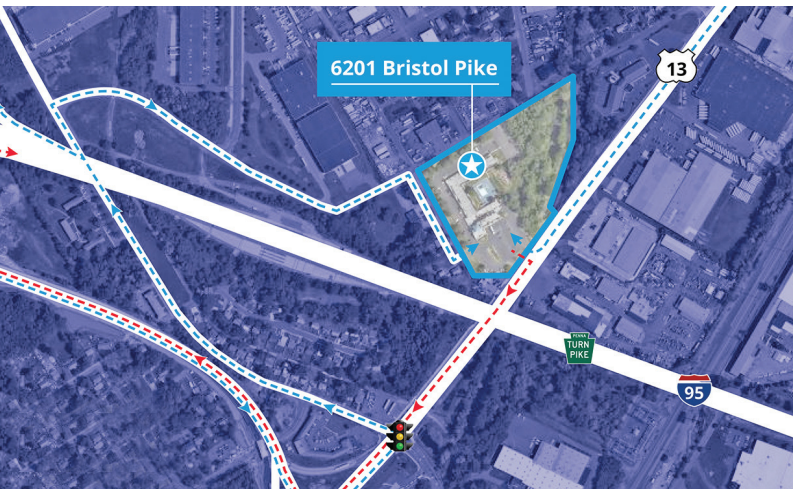
LOCATION OVERVIEW

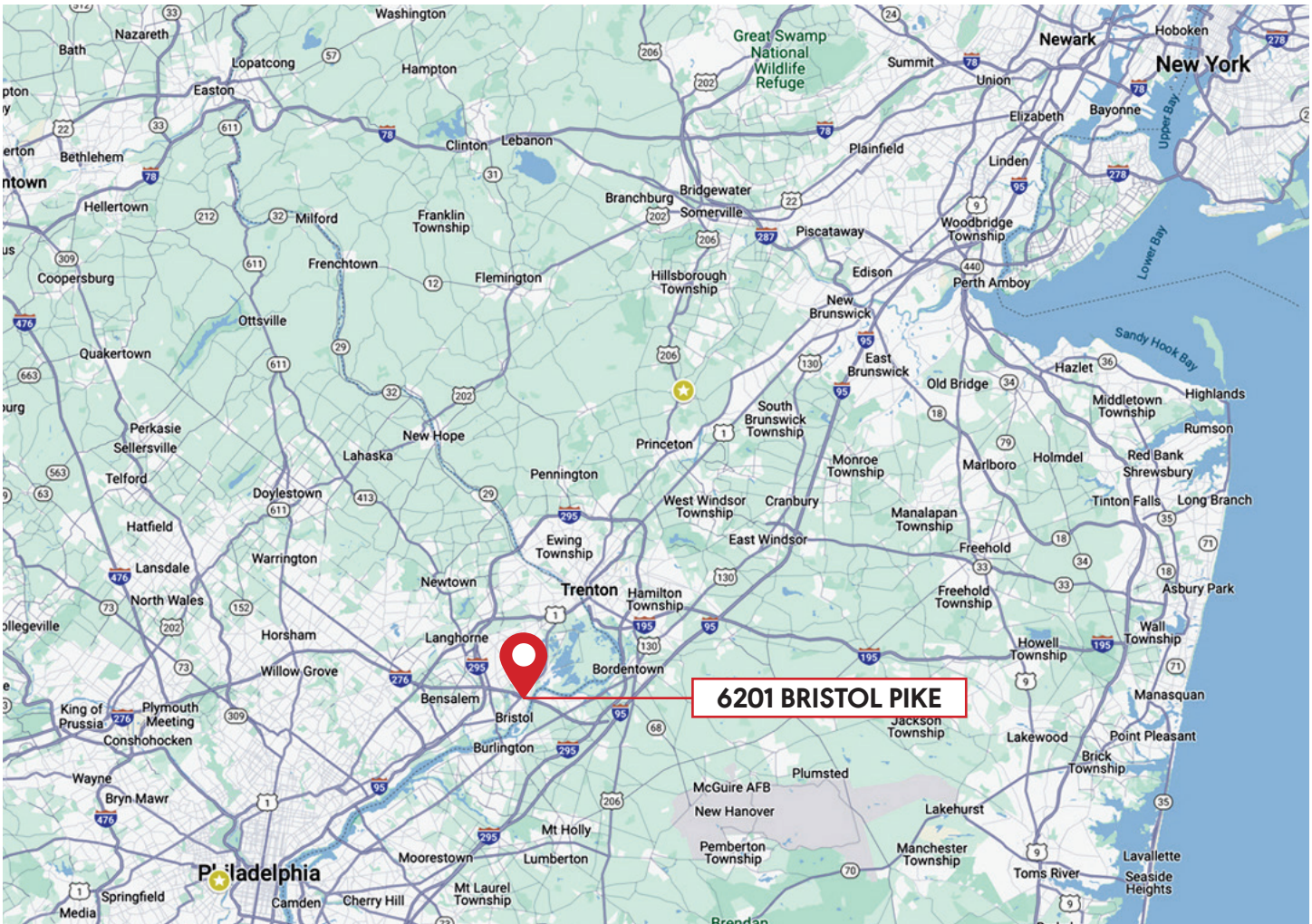
6201 Bristol Pike has access to I-95, the Pennsylvania Turnpike (I-276), and the New Jersey Turnpike (I-95). The area is a premier logistical location with immediate multidirectional highway access, public transportation, and a deep labor pool. The Property's location provides low occupancy costs comparatively to the New York City Metro and Intercity Philadelphia area. The proximity to the infrastructure and population of Philadelphia, New Jersey, New York, Baltimore, and the surrounding areas gives this location logistical efficiency and expedited delivery times. It has become critical for E-commerce and retail supply chain configurations.



DISTANCE TO KEY PLACES

Philadelphia 25 miles	PhilaPort 21 miles
New York City 74 miles	Wilmington Port 48 miles
Baltimore 124 miles	NY & NJ Ports 59 miles
Washington D.C. 163 miles	Baltimore Port 125 miles
Boston 289 miles	





HERRING PROPERTIES

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