



# BRISTOL PARK

100 Commerce Circle, Bristol, PA



**118,389**  
SF FOR LEASE

**1** MILE FROM THE  
BURLINGTON  
BRISTOL BRIDGE

**DIRECT ACCESS TO**



**FOR MORE INFORMATION, CONTACT:**

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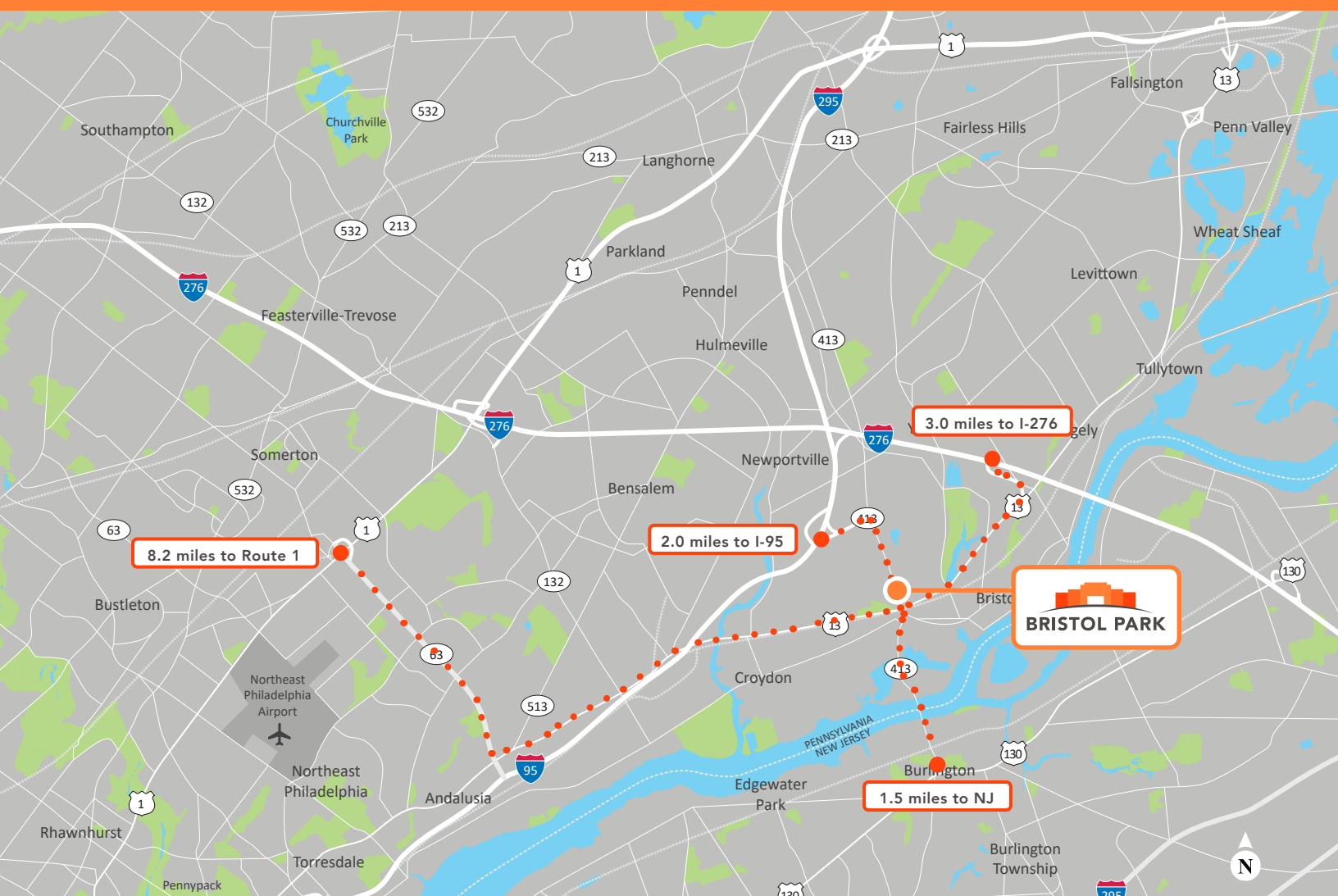
matthew.marshall@avisonyoung.com

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## LOCATION OVERVIEW



Located 2.0 miles from I-95 with direct access to additional major roadways



25 minutes to Port of Philadelphia (Tioga Marine Terminal)



Public transit oriented with SEPTA bus route 128 just 0.3 miles away



35 minutes to Philadelphia International Airport



Interstate accessibility to New Jersey via Burlington-Bristol Bridge



25 minutes to both Philadelphia, PA and Trenton, NJ

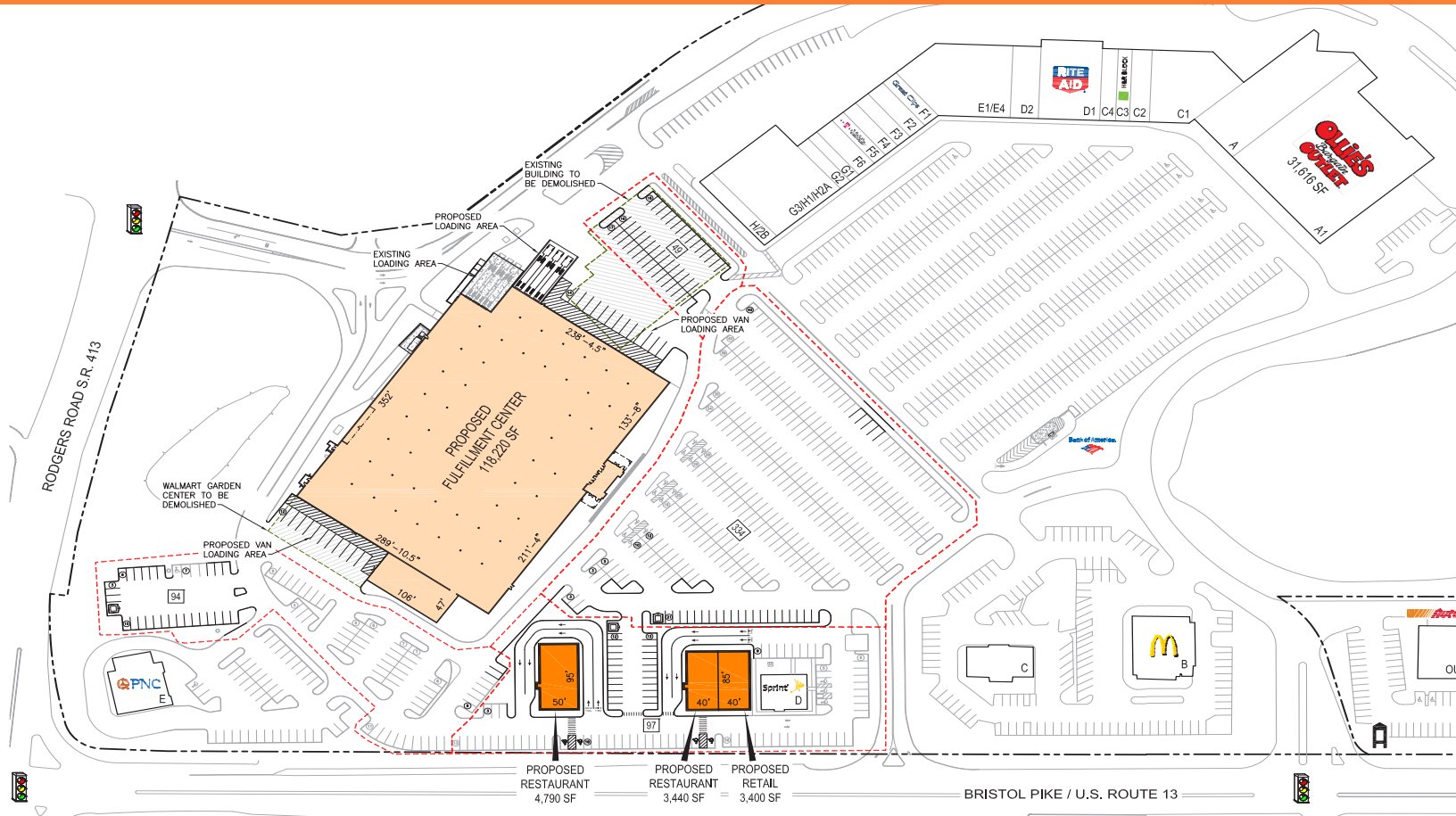


1.3 miles to the Bristol Train Station (SEPTA Trenton Line)



Walkable to a multitude of nearby amenities

## SITE PLAN & BUILDING FACTS



|                      |                         |
|----------------------|-------------------------|
| <b>BUILDING AREA</b> | 118,389 SF              |
| <b>BUILDING TYPE</b> | Freestanding Industrial |
| <b>YEAR BUILT</b>    | 1989                    |
| <b>DOCKS</b>         | 6 Loading Docks         |
| <b>CLEAR HEIGHT</b>  | 18'                     |

|                |                             |
|----------------|-----------------------------|
| <b>HVAC</b>    | 100% Temperature Controlled |
| <b>ZONING</b>  | 04VC                        |
| <b>TAXES</b>   | \$2.14                      |
| <b>SIGNAGE</b> | Building & Pylon            |

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