6300 Bristol Pike
LEVITTOWN, PA

149,180 SF
AVAILABLE FOR LEASE

AVAILABLE FOR IMMEDIATE OCCUPANCY | MAJOR CAPITAL IMPROVEMENTS UNDERWAY

JLL®

LISTING AGENT:

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EXPERIENCED, WELL-CAPITALIZED OWNERSHIP:

Alliance | HSP

6300 Bristol Pike
LEVITTOWN, PA

| BUILDING HIGHLIGHTS

- ±3,990 SF showroom
- ±3.0 acres of paved area for car and/or truck parking
- Building loads on all four sides (three dock door + one rail)
- Drive-through capability
- Property provides a signage opportunity visible from the PA Turnpike (I-276)

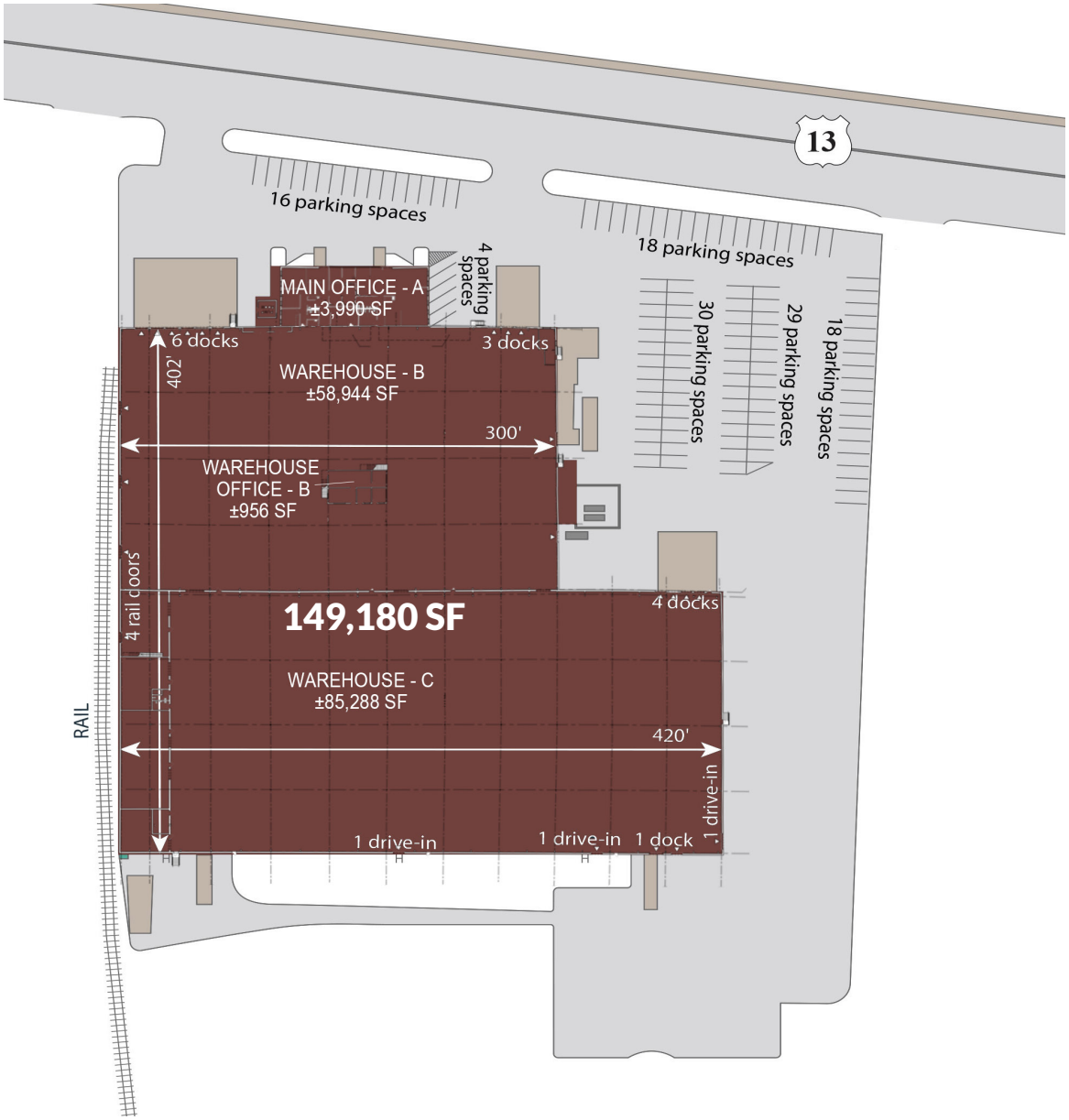
| LOCATION OVERVIEW

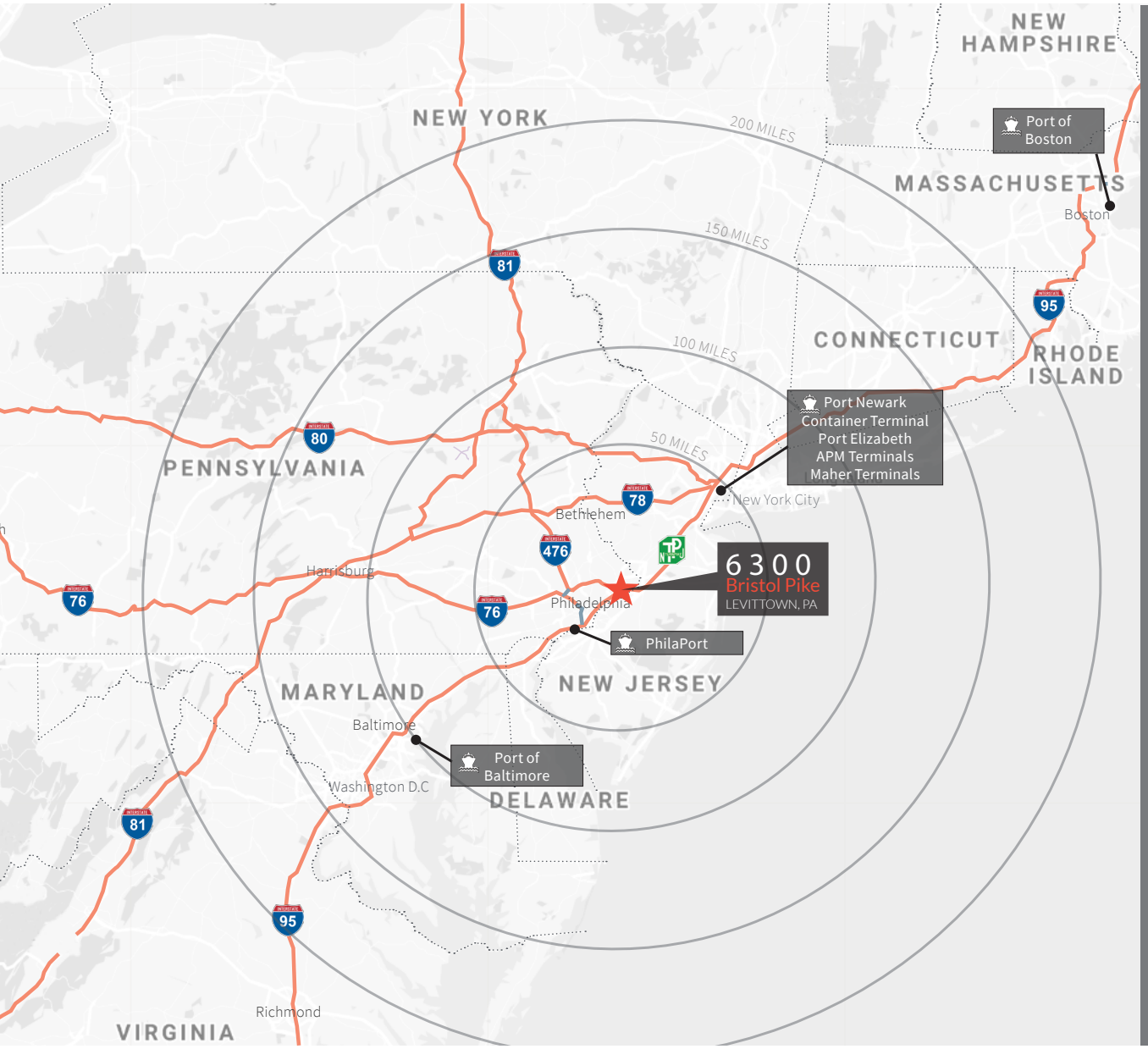
- Frontage along Route 13
- ±0.4 miles from the PA Turnpike (I-276)
- 2.5 miles from I-95
- Close proximity to other major roadways including I-295 and Route 1
- 89,484 people within a 10-minute drivetime
- 1,465,441 people within a 30-minute drivetime

| SPECIFICATIONS

Square Feet:	149,180 SF
Land Area:	9.99 acres
Clear Height:	19’
Loading Docks:	19
Drive-in:	1
Truck Court Depth:	110’ - 150’
Car Parking:	115 Spaces
Column Spacing:	40’ W x 50’ D
Zoning:	M-2 Heavy Manufacturing
Mechanical:	Ceiling mounted heaters in the warehouse and production area
Roof:	Structural standing seam metal roof
Rail Doors:	4

| SITE PLAN





| LOCATION

6300 Bristol Pike sits directly on Route 13 and is located in close proximity to the Pennsylvania Turnpike.

Major Cities	Distance (mi)
Philadelphia, PA	25
New York, NY	74
Baltimore, MD	122
Washington, D.C.	161
Boston, MA	287
Ports	**Distance (mi)**
PhilaPort	20
Port of Newark	67
Port of Baltimore	126
Port of Boston	219

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