



PREMISES: 2014 Ford Road
Unit D
Keystone Business Center I
Bristol, Bucks County, PA 19007

LOT SIZE: 3.57 Acres

SIZE OF BUILDING: Approximately 54,032 square feet.

AVAILABLE UNIT: An approximate 3,525 square foot unit.

Office Area: Approximately 1,000 square feet. Finishes include 2' x 4' acoustical ceiling tiles, mix of carpet and wood laminate flooring and painted drywall.

Warehouse Area: Approximately 2,525 square feet.

PARKING: Approximately eighty-seven (87) automobiles.

AGE OF BUILDING: Constructed 1974.

CONSTRUCTION: **Walls:** *Front and Sides:* Split-faced concrete block. *Rear:* Painted concrete block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: EPDM rubber roofing membrane system.

CEILING HEIGHT: 16'3" sloping to 15'5" clear under bar joist.

LOADING: **Drive-In:** One (1) 10' x 14' non-insulated electrically operated steel sectional drive-in door with bollards.

COLUMN SPACING: Clear span.

HVAC: **Office Area** – Heated and cooled via rooftop combination natural gas fired/electric air conditioning package unit.

Warehouse Area – Heated via Reznor suspended natural gas fired blower unit.



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INTERIOR LIGHTING:	<u>Office Area</u> – Fluorescent fixtures.		
	<u>Warehouse Area</u> - LED fixtures throughout.		
EXTERIOR LIGHTING:	Wall mounted fixtures.		
ELECTRICAL SERVICE:	200 amp, 120/208 volt, 3 phase, service provided by PECO Energy.		
TOILET FACILITIES:	<u>Office Area:</u> One (1) men’s room containing one (1) water closet and one (1) lavatory. One (1) ladies room containing one (1) water closet and one (1) lavatory. Finishes include 2’ x 4’ acoustical ceiling tiles, 2’ x 4’ fluorescent lighting, VCT flooring and painted drywall.		
WATER SERVICE:	1” line connected to 8” main service supplied by Bristol Township Water Department.		
SEWER SERVICE:	8” main service supplied by Bristol Township Sewer Dept.		
GAS:	Service supplied by Philadelphia Gas Works.		
ASSESSMENT:	\$332,800 (2026)		
TAXES:	County	\$ 9,868	(2026)
	Township	\$ 8,313	(2026)
	School	<u>\$ 78,932</u>	(2025/2026)
	TOTAL:	\$ 97,113	(\$1.80/SF)
ZONING:	M-1 Light Manufacturing.		
LOCATION:	Strategically located at the intersection of I-95 and PA Route 413, within three (3) miles of PA Turnpike interchange. Just twenty (20) minutes from metropolitan Philadelphia, fifteen (15) minutes to Trenton, NJ, ninety (90) minutes to New York.		
AIRPORT:	Philadelphia International Airport is within forty five (45) minutes via I-95 and Northeast Philadelphia and Trenton/Mercer County, New Jersey Airports are within ten (10) minutes.		



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HOTELS:

Most major hotels are represented in the area within a five (5) minute drive.

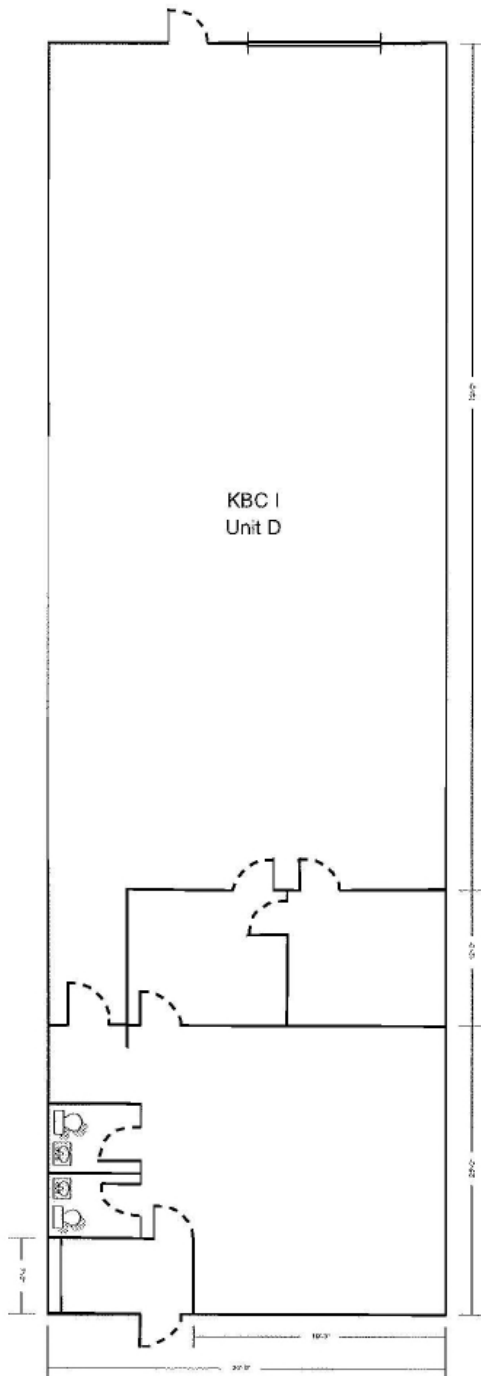
PUBLIC

TRANSPORTATION:

SEPTA Bus Route 129 originates at Frankford Avenue & Knights Road and stops within the park. SEPTA Rail Line R7 stops at the Croydon Station which is located 3.5 miles from the property.



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Industrial & Commercial Real Estate

Glenview Corporate Center
3220 Tillman Dr. Suite 403
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com