



RARE LOWER BUCKS COUNTY REDEVELOPMENT SITE

63,302 SF on 9.34 Acres

8400 Route 13

Tullytown, PA 19057



PROPERTY DETAILS

SIZE

- ±63,302 SF Partially Single-Story / Partially Two-Story Industrial Building Situated on ±9.34 Acres
- ±4,795 SF Basement Area Not Included in Total SF / ±6,075 SF Storage Area Included in Total SF
- **Second Floor:** Former ±2,538 SF Apartment Currently Utilized for Storage
- Approximately 78% of Structure Finished as Office Space

ZONING

- HC - Highway Commercial

TOPOGRAPHY

- Generally Level

UTILITIES

- All Public Utilities Servicing the Property (No Natural Gas)

CONSTRUCTION

- Combination Steel & Concrete
- Roof Consists Primarily of Modified Bitumen with a portion of Built-Up Roof Area

TAXES (ESTIMATED 2026 – TULLYTOWN BOROUGH)

- **County:** \$4,568.18
- **Municipal:** \$2,079.95
- **School:** \$31,430.74

LOADING

- Four (4) Drive-Ins (Interior Loading Platform)
- Two (2) Loading Docks

ELECTRIC

- 4,000-Amp Electrical Service

FIRE PROTECTION

- 100% Wet Fire Suppression System

LIGHTING

- Fluorescent Lighting Throughout

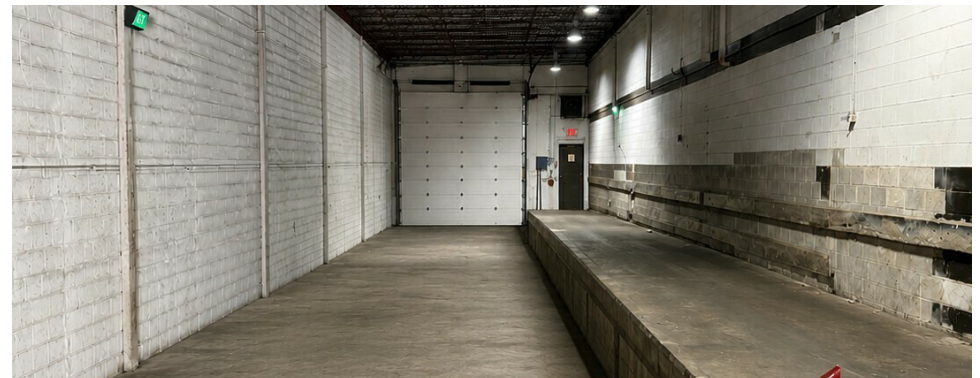
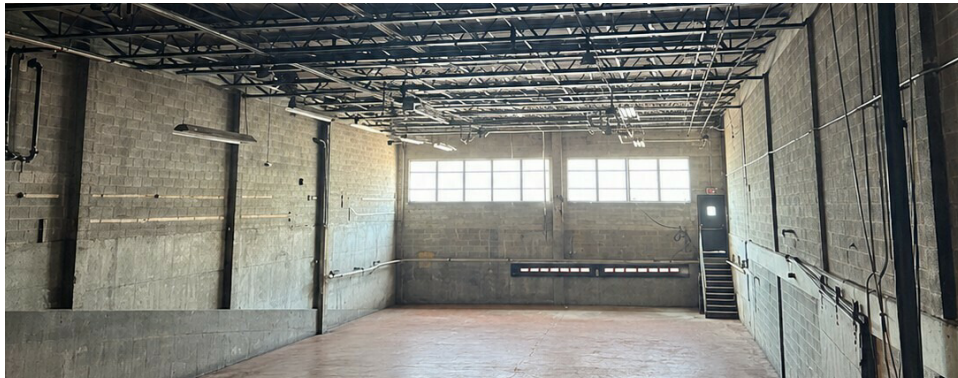
CEILING HEIGHTS

- **Office Area:** Varied
- **Loading/Warehouse Area:** Range from 15'3"-21'

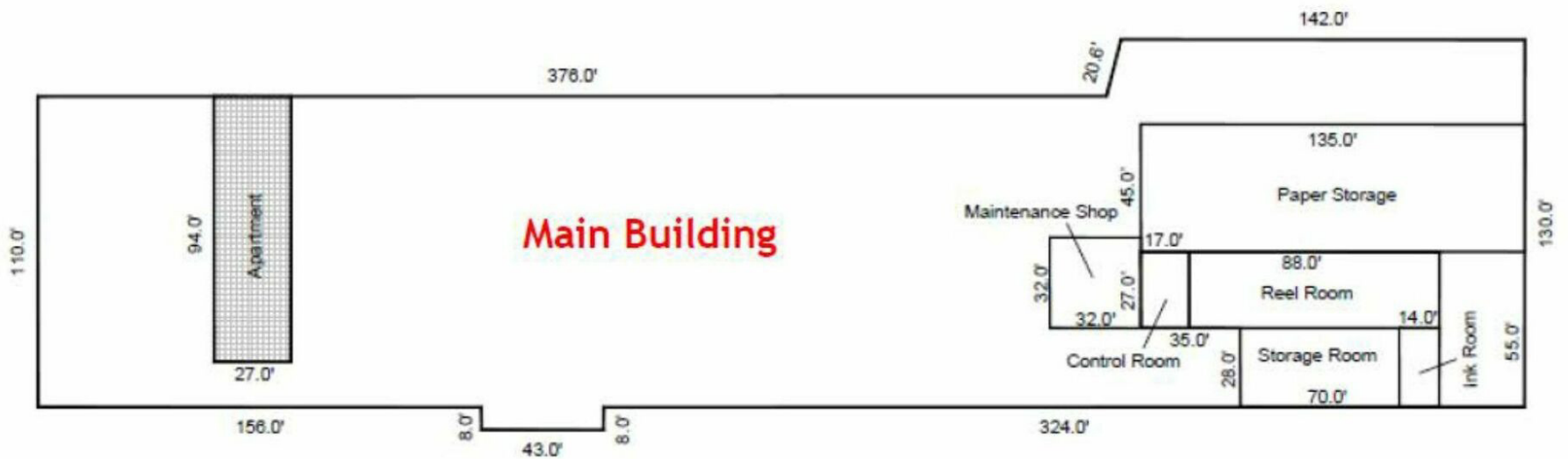
LOCATION

- Strategically positioned along Route 13 (Bristol Pike) in Tullytown, PA, within the highly sought-after Lower Bucks County submarket, the property offers strong frontage, visibility, and exceptional regional connectivity. Conveniently located between Route 1 and the Pennsylvania Turnpike (I-276), the site provides immediate access to major transportation corridors including I-95, Route 1, and the Pennsylvania Turnpike, allowing for efficient north/south and east/west access throughout the region. Additionally, the property offers convenient connectivity to New Jersey via multiple bridge crossings and is situated within close proximity to Center City Philadelphia, further enhancing its appeal for labor access, logistics, and overall business operations.

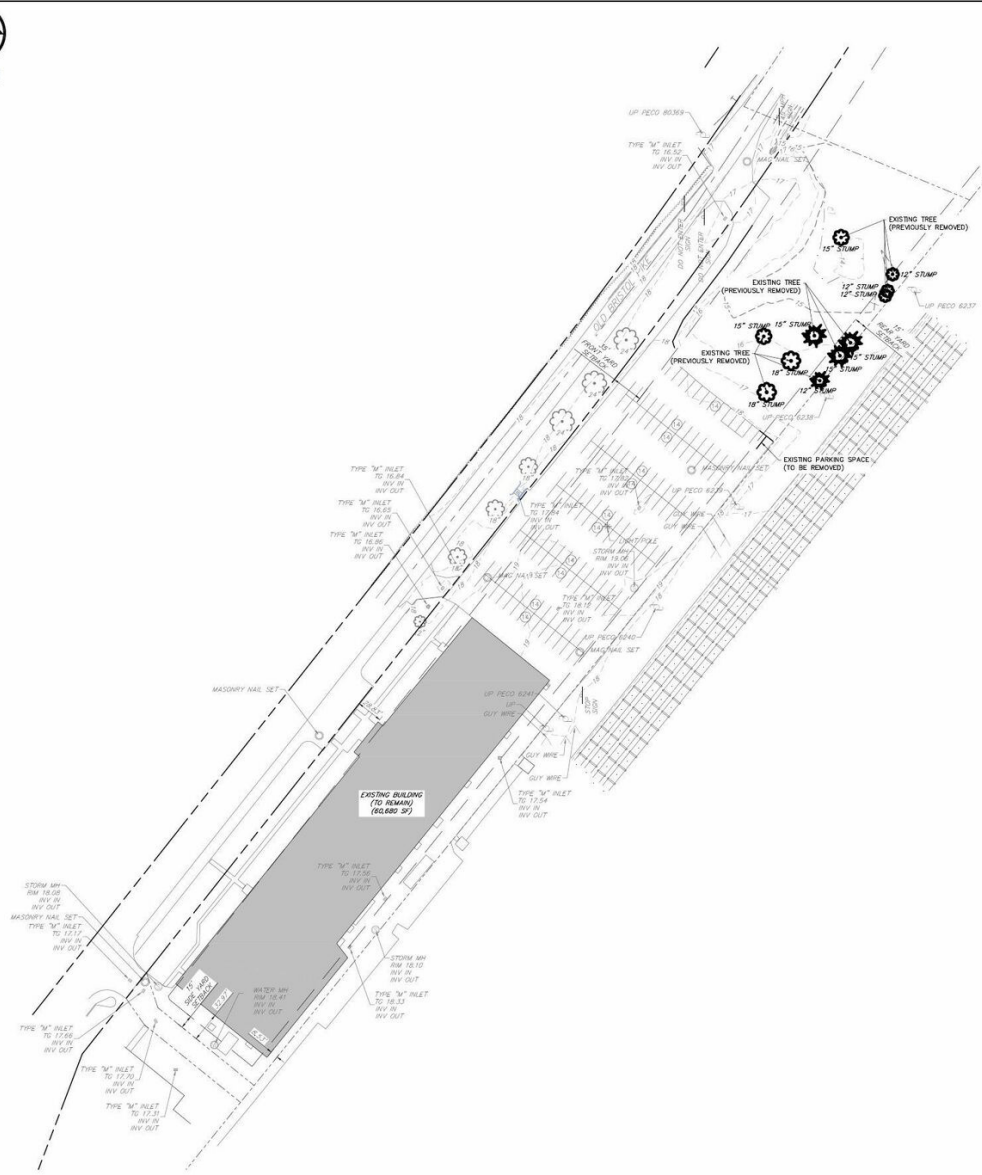
ADDITIONAL PHOTOS



FLOOR PLAN



SITE PLAN

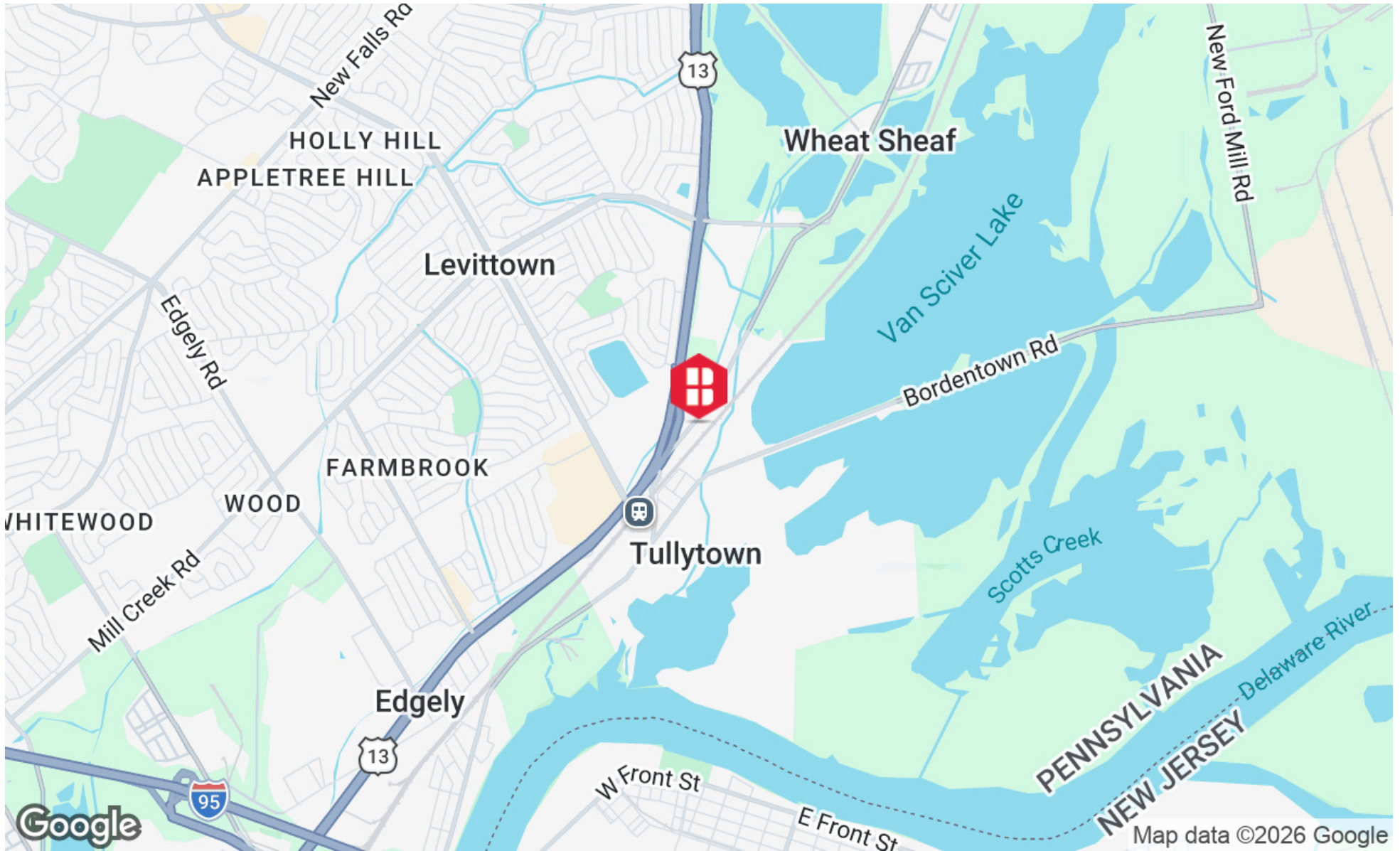


LEGEND

	EXISTING RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	EXISTING ROAD COVER LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING TREE LINE
	EXISTING METEAD LINE
	EXISTING SETBACK LINE
	EXISTING RAILROAD
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING MAG NAL SET
	EXISTING TYPE "M" INLET
	EXISTING GUY WIRE
	EXISTING LIGHT POLE
	EXISTING STORM MANHOLE
	EXISTING WATER MANHOLE
	EXISTING DEODOROUS TREE
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	EXISTING DECIDUOUS TREE (PREVIOUSLY REMOVED)
	EXISTING EVERGREEN TREE (PREVIOUSLY REMOVED)

GRAPHIC SCALE

LOCATION MAP

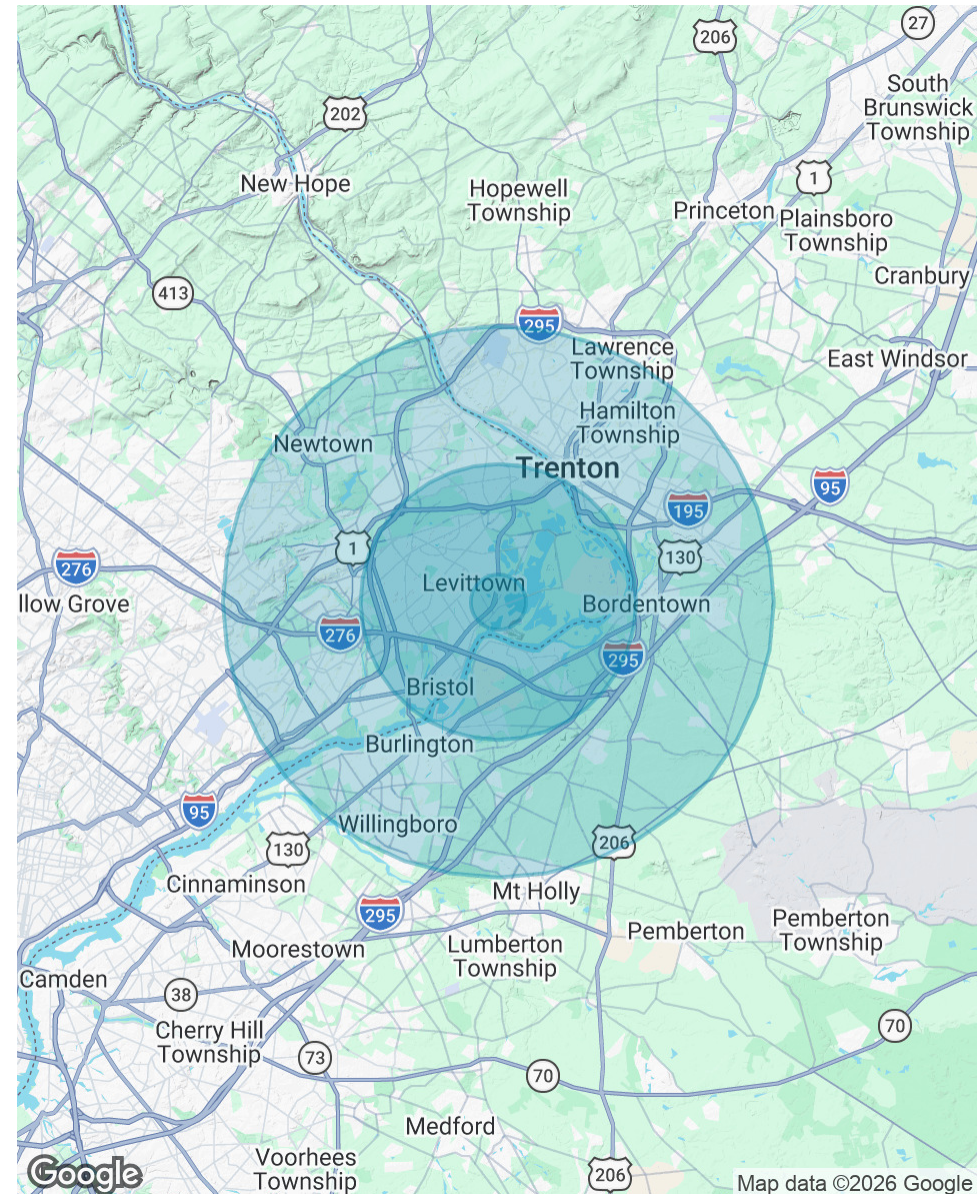


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,544	162,114	690,887
Average Age	37.0	40.4	41.3
Average Age (Male)	33.4	38.8	39.7
Average Age (Female)	39.2	41.1	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,042	61,294	260,843
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$129,556	\$114,054	\$116,715
Average House Value	\$345,914	\$324,783	\$343,249

2023 American Community Survey (ACS)



PRIMARY CONTACTS



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