

3001 STATE ROAD

CROYDON, PA 19021



±101,869 SF

AVAILABLE

FOR LEASE



**CUSHMAN &
WAKEFIELD**

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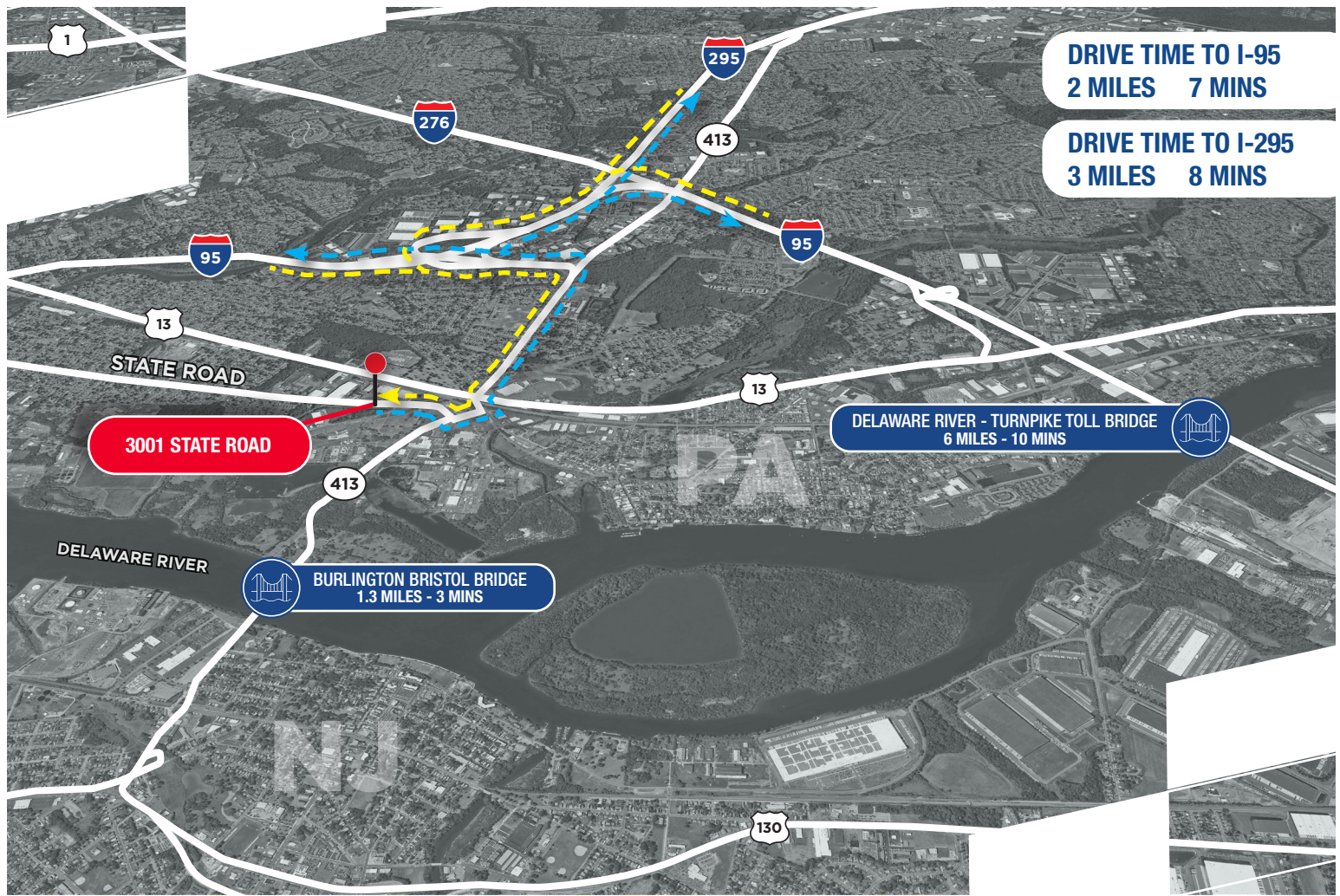
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A map of the Philadelphia metropolitan area and surrounding regions, including parts of New Jersey, Pennsylvania, Delaware, Maryland, and Washington D.C. The map highlights several FedEx and UPS locations. A red callout box points to a specific location on 3001 State Road in Philadelphia. The map also shows major highways (Interstates 76, 78, 77, 95, 80, 81, 83, 476, 495, 295, 195, 87, 495) and ports (Port of Philadelphia, Port of Wilmington, Port of Baltimore, Port of Newark). Other cities labeled include Harrisburg, Trenton, Philadelphia, Wilmington, Dover, Baltimore, Annapolis, and Washington D.C. The map includes logos for FedEx and UPS.

	.02 MILES	1 MIN		3 MILES	6 MINS		2 MILES	8 MINS		23 MILES	40 MINS
	2 MILES	6 MINS		6 MILES	7 MINS		2 MILES	7 MINS		29 MILES	40 MINS



ACCESS MAP



SITE ADVANTAGES



LOCATION OVERVIEW

The site sits within a short drive of SEPTA Regional Rail stations (Croydon and Bristol) and approximately 30–45 minutes from both Philadelphia International Airport and the Port of Philadelphia, supporting both regional distribution and import/export logistics.



ACCESS

Immediate access to State Road (PA Route 13), providing direct connectivity to I-95 and Route 1, two of the primary north–south distribution arteries serving the Philadelphia metro and Northeast Corridor.



LABOR

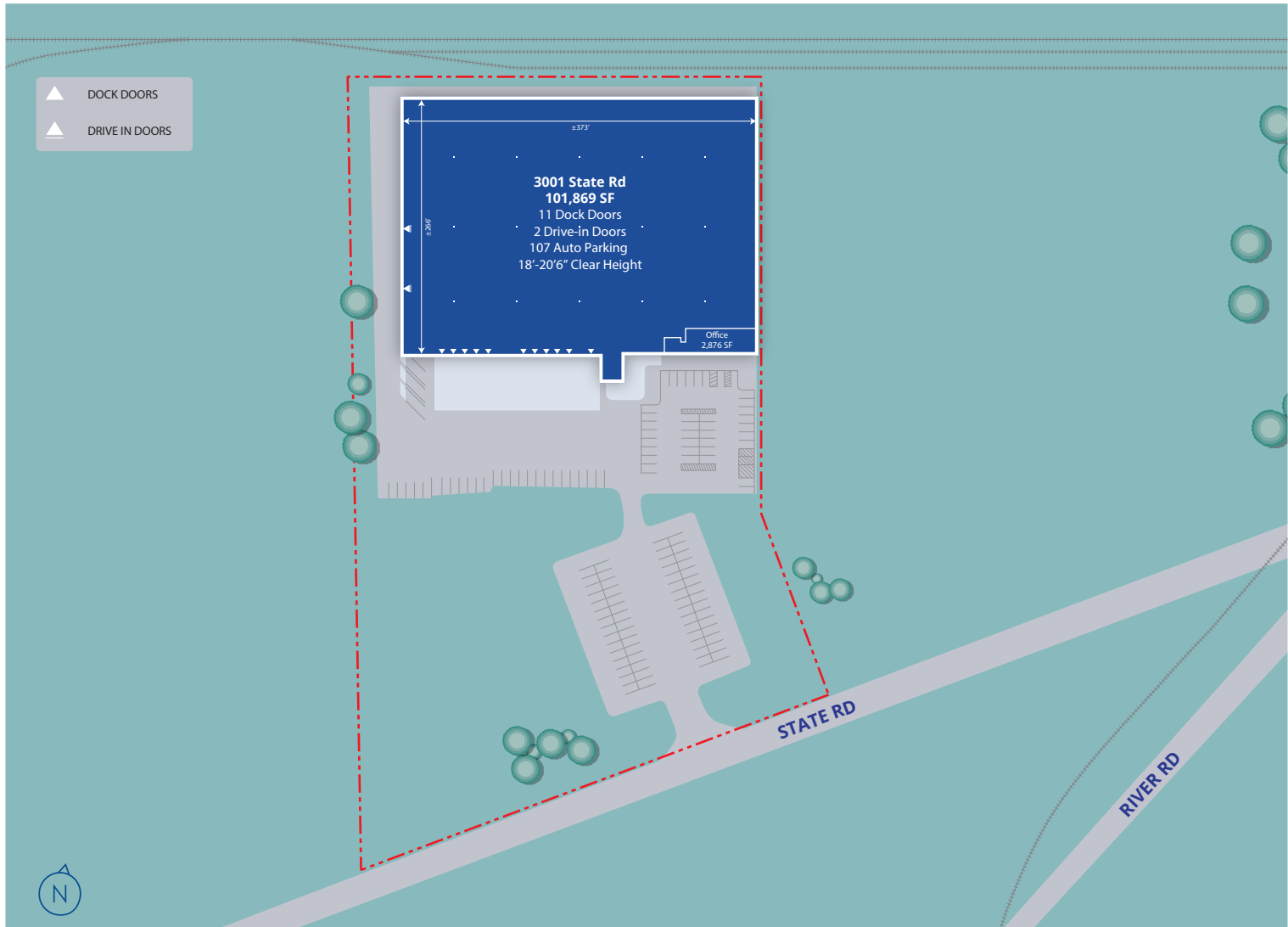
Bucks County has a strong labor force of roughly 364,039 people and is a superior pocket of the market in terms of labor supply.



CAPITAL IMPROVEMENTS

Including: New LED lights throughout the building, NEW rooftop Cambridge heating units, refurbished parking lot and dock doors/equipment.

BUILDING SPECS



±101,869

AVAILABLE
SF

±2,876

OFFICE
SF

±107

AUTO
PARKING

±11

DOCK
DOORS

BUILDING AREA	±101,869 SF	CLEAR HEIGHT	18'-20'6"
OFFICE AREA	±2,876 SF	DOCK DOORS	11
PROPERTY SIZE	7.63 AC	DRIVE-IN DOORS	2
COLUMN SPACING	52'x26'	AUTO PARKING	107 (POTENTIAL TO EXPAND)
CONFIGURATION	SINGLE-SIDE LOAD	POWER	3,000 AMPS
LIGHTING	LED	FIRE PROTECTION	ESFR SYSTEM

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STAG
INDUSTRIAL

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