

FULLY ENTITLED

INFILL DEVELOPMENT OPPORTUNITY



4518 BETHLEHEM PIKE, TELFORD, PA

±20 ACRES

217,000 SF FULLY ENTITLED

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FLEXIBLE TRANSACTION STRUCTURES

KBC Advisors is pleased to present 4518 Bethlehem Pike, a ±19-acre industrial development site in Telford, Hilltown Township, Bucks County, carrying full entitlements for a 217,000 SF distribution facility. Approvals are in hand, including a granted variance for 40' clear height against a township ordinance cap of 35'. The site fronts Route 309 with direct access. Ownership will consider the following structures:

ENTITLED LAND SALE

Acquire the site with approvals in place and control your own construction schedule and delivery spec.



BUILD-TO-SUIT LEASE

Ownership delivers the 217,000 SF facility to your specification on a negotiated term.



4518 BETHLEHEM PIKE

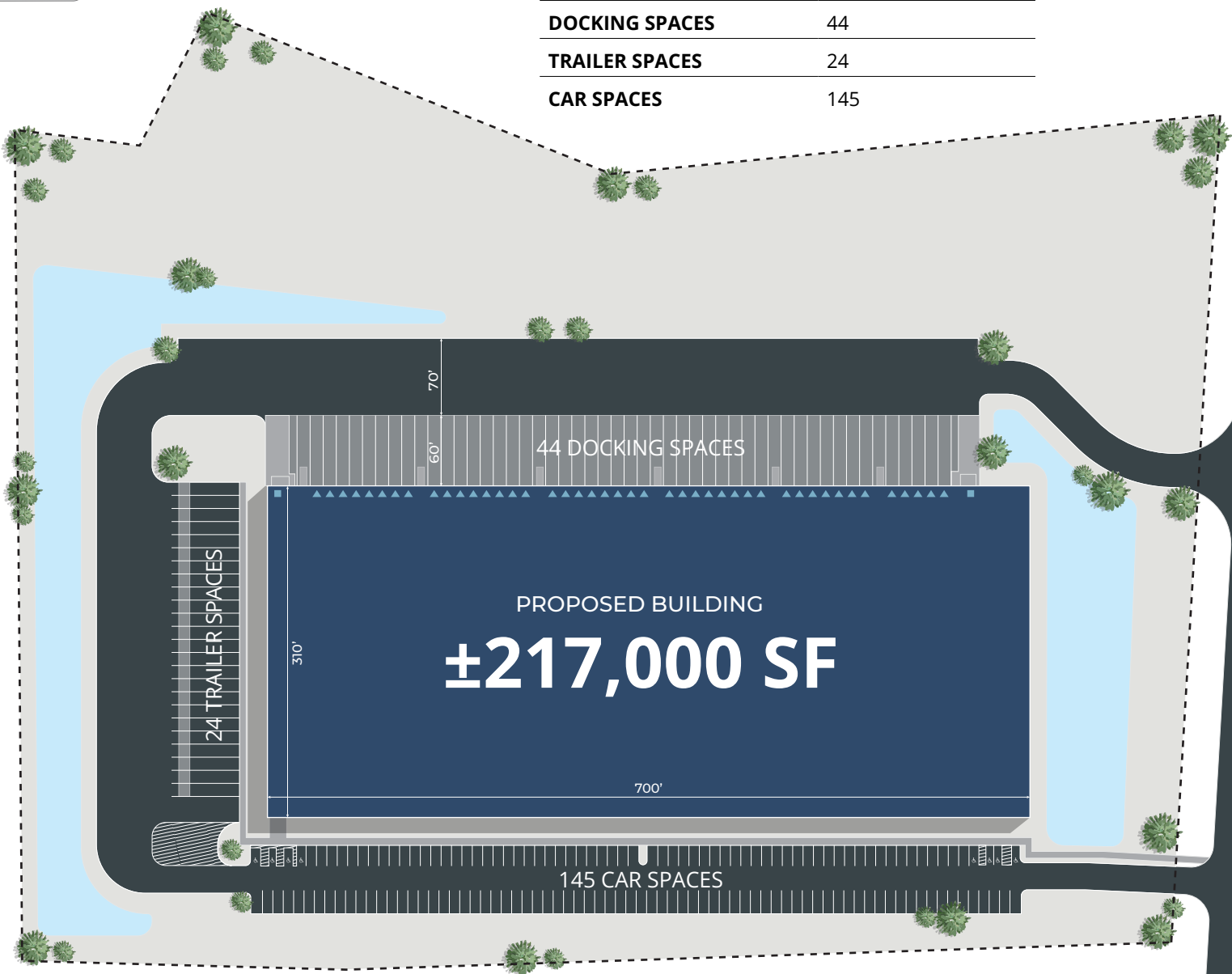
PROPERTY OVERVIEW

▲ DOCK DOOR

■ DRIVE-IN DOOR

PROPOSED BUILDING

BUILDING	±217,000 SF
PROPOSED HEIGHT	50 ft
DOCKING SPACES	44
TRAILER SPACES	24
CAR SPACES	145



OPPORTUNITY HIGHLIGHTS



FULLY ENTITLED | IMMEDIATE SPEED TO MARKET

The defining advantage of this offering is time. 4518 Bethlehem Pike carries full entitlements for a 217,000 SF distribution facility in a Southeastern Pennsylvania submarket where entitlement timelines routinely run 18 to 36 months and community opposition has made new large-format approvals increasingly difficult to secure. The approvals include a granted variance for 40' clear height against a township limit of 35' — a concession that would be difficult to replicate on a new application. A user can break ground on a delivered timeline rather than absorbing the cost, risk, and schedule exposure of a zoning and land development process, and can capture delivery well ahead of any competing project still working through the municipal process. For occupiers with a hard operational date, a lease expiration, or a network commitment to hit, this site removes the single largest source of schedule risk in a new development.



ROUTE 309 ACCESS & REGIONAL CONNECTIVITY

Direct access off Route 309 places the site on the primary north-south corridor linking the Lehigh Valley to greater Philadelphia, with connections to I-476 (Northeast Extension), the Pennsylvania Turnpike, and I-78 within a short drive. Philadelphia sits approximately 36 miles south, with Philadelphia International Airport at 32 miles and PhilaPort at 27 miles. The Norfolk Southern intermodal facility in Bethlehem is 19 miles north and the Morrisville intermodal is 26 miles east, with the Port of South Jersey at 30 miles and the Port of Wilmington at 44 miles. New York and Northern New Jersey remain within a comfortable single-shift reach at roughly 96 miles. The result is a location that serves the Philadelphia consumer base and the Lehigh Valley industrial corridor from a single point.



DEEP & GROWING LABOR POOL

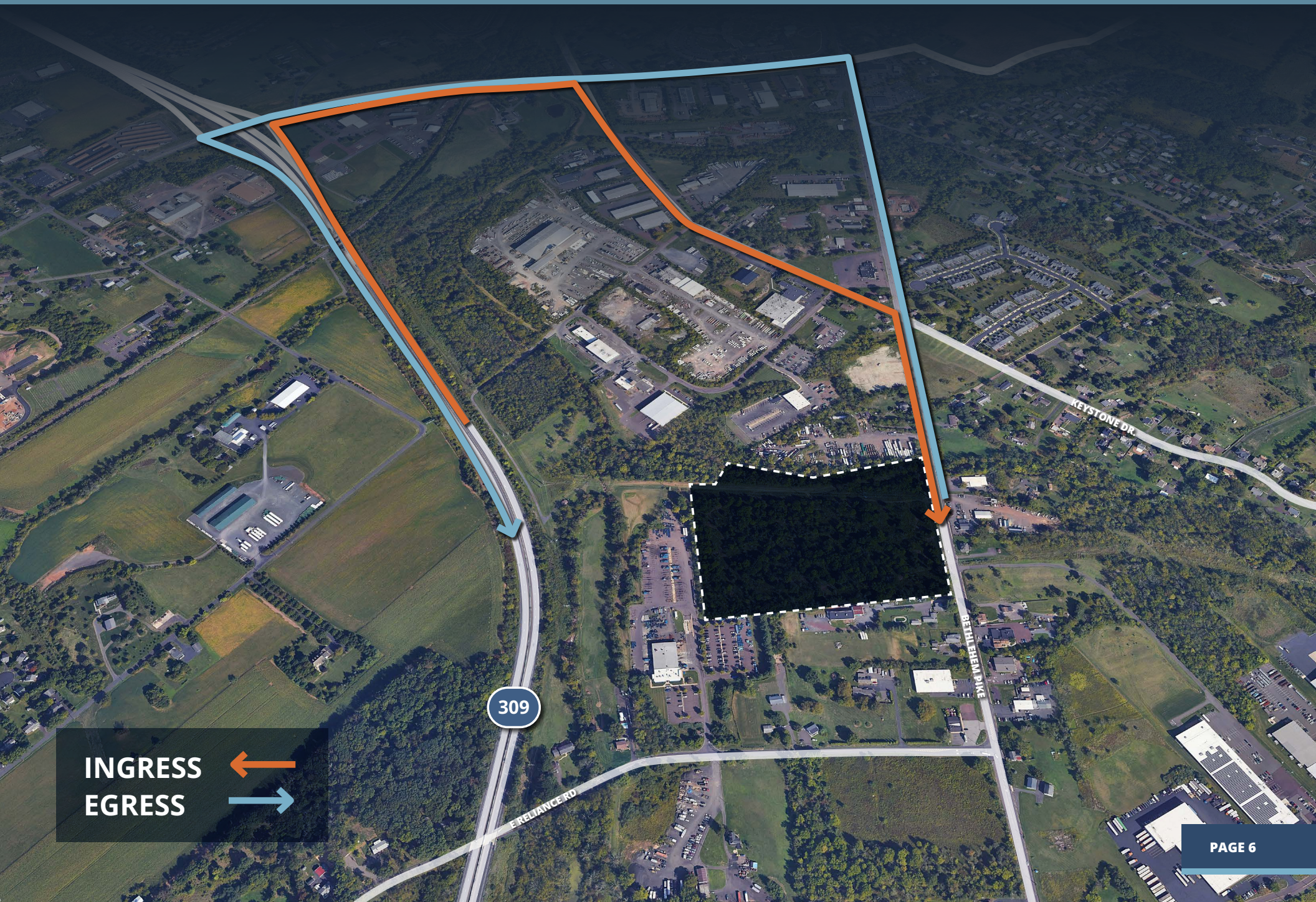
The site draws on a targeted labor force of approximately 156,000 people within a 25-minute drive, one of the deeper concentrations available to an infill Southeastern Pennsylvania facility. Warehouse labor averages \$18.70 per hour and forklift labor \$21.22, with forklift employment showing the strongest growth trend in the market across every drive-time band measured.



INFILL POSITION IN A SUPPLY- CONSTRAINED SUBMARKET

Bucks and Montgomery Counties have seen minimal new large-format industrial supply, with development pressure pushing users west toward Lehigh Valley and Central Pennsylvania as infill opportunities disappeared. This site represents one of the few remaining entitled positions of scale inside the Philadelphia metro ring, offering proximity to the region's consumer density without the last-mile penalty of a Lehigh Valley or I-81 location. For users prioritizing service level over pure rent economics, that geography is the differentiator.

ACCESS AERIAL



INGRESS
EGRESS



AREA OWNERSHIP

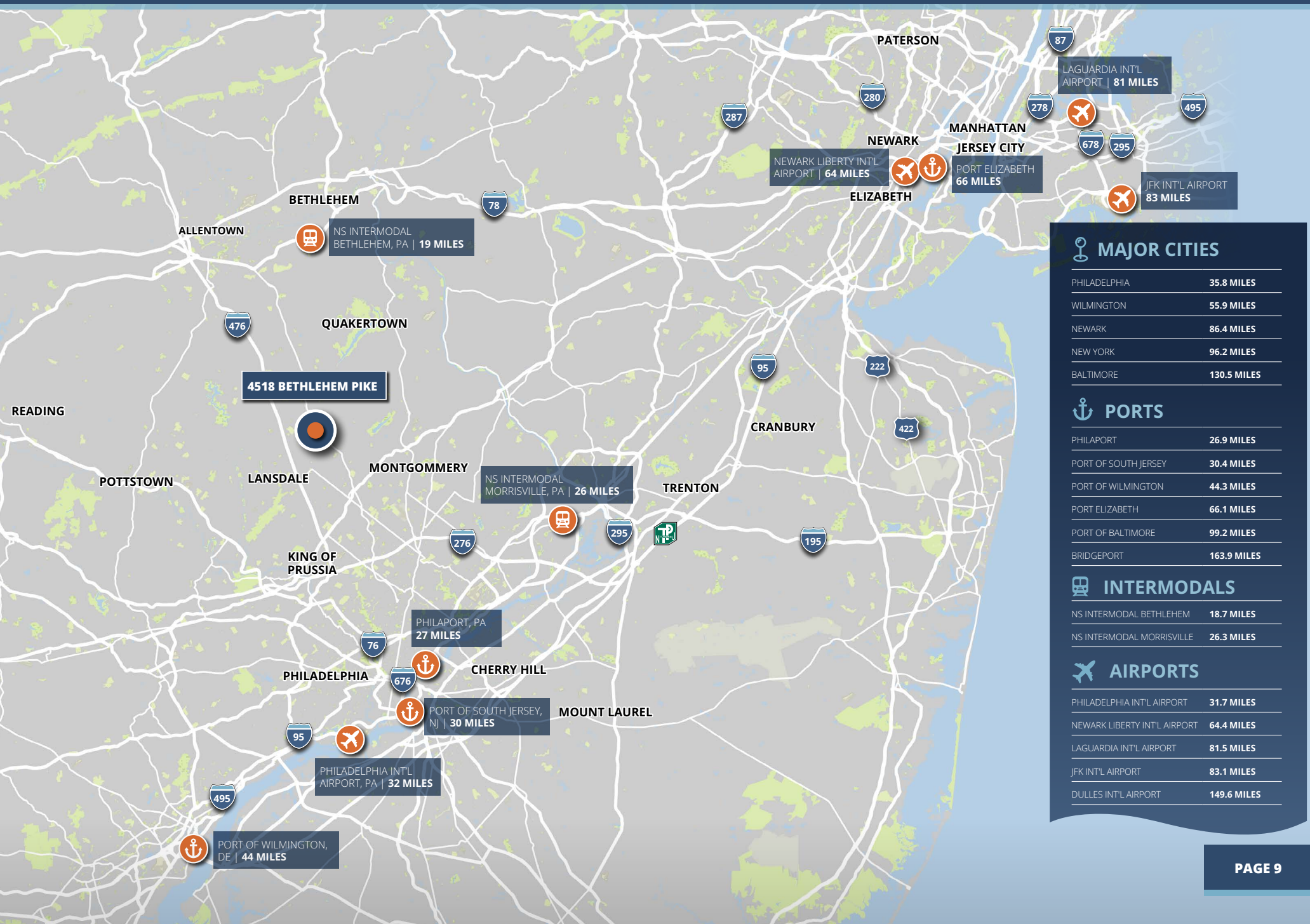


AREA OCCUPIERS



● Indicates owner-occupier property

REGIONAL CONNECTIVITY



MAJOR CITIES

PHILADELPHIA	35.8 MILES
WILMINGTON	55.9 MILES
NEWARK	86.4 MILES
NEW YORK	96.2 MILES
BALTIMORE	130.5 MILES

PORTS

PHILAPORT	26.9 MILES
PORT OF SOUTH JERSEY	30.4 MILES
PORT OF WILMINGTON	44.3 MILES
PORT ELIZABETH	66.1 MILES
PORT OF BALTIMORE	99.2 MILES
BRIDGEPORT	163.9 MILES

INTERMODALS

NS INTERMODAL BETHLEHEM	18.7 MILES
NS INTERMODAL MORRISVILLE	26.3 MILES

AIRPORTS

PHILADELPHIA INT'L AIRPORT	31.7 MILES
NEWARK LIBERTY INT'L AIRPORT	64.4 MILES
LAGUARDIA INT'L AIRPORT	81.5 MILES
JFK INT'L AIRPORT	83.1 MILES
DULLES INT'L AIRPORT	149.6 MILES

EXCELLENT LABOR REACH



WAREHOUSE WORKERS

\$18.70 (Hourly) Average Earnings

Drive Time	2025 Resident Workers	2020-2025 % Change in Resident Workers	2025 Net Commuters
15 Min	3,435	4%	649
30 Min	14,772	1%	2,040
45 Min	48,271	1%	3,661



FORKLIFT DRIVERS

\$21.22 (Hourly) Average Earnings

Drive Time	2025 Resident Workers	2020-2025 % Change in Resident Workers	2025 Net Commuters
15 Min	255	69%	79
30 Min	1,335	65%	11
45 Min	5,541	50%	552

*Labor Facts are calculated using a 15-min/30-min/45-min Drive Time from the site
Resident Workers, Resident Workers Change, and Net Commuters data comes from Light-
cast (Latest data release: 01/01/2026)
Wage data comes from ERI (Latest data release: 02/16/2026)

ALLENTOWN



NS INTERMODAL
BETHLEHEM, PA | 19 MILES



45 MIN



15 MIN



4518 BETHLEHEM PIKE

POTTSTOWN



NS INTERMODAL
MORRISVILLE, PA | 26 MILES

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