



## FLEX SPACE AVAILABLE FOR SUBLEASE

1.6 MILES FROM I-95 IN BRISTOL

311 Sinclair Road, Keystone Industrial Park, Bristol, PA

### Sublease Area

15,362 SF Flex Space

- 10,722 SF Warehouse
- 4,590 SF Office

### Possession

Available Immediately

### Term Through

November 30, 2026

### Property Highlights

- 36' x 36' Column Spacing, 22' Clear Height
- 2 Tailgate dock doors (1 drive-in ramp)
- Fully heated and air conditioned, 100% wet sprinkler system
- 2.7/1000 SF on-site parking
- Conveniently located within a 4 Minute 1.6 Mile drive from I-95 (Route 413 Bristol Exit), with easy access to Route 1, PA Turnpike, and the NJ Turnpike.

*For information, please contact:*

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**Licensed in Pennsylvania as Newmark Real Estate**

# NEWMARK

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