

**AVISON
YOUNG**

111 SINCLAIR ROAD

BRISTOL, PA

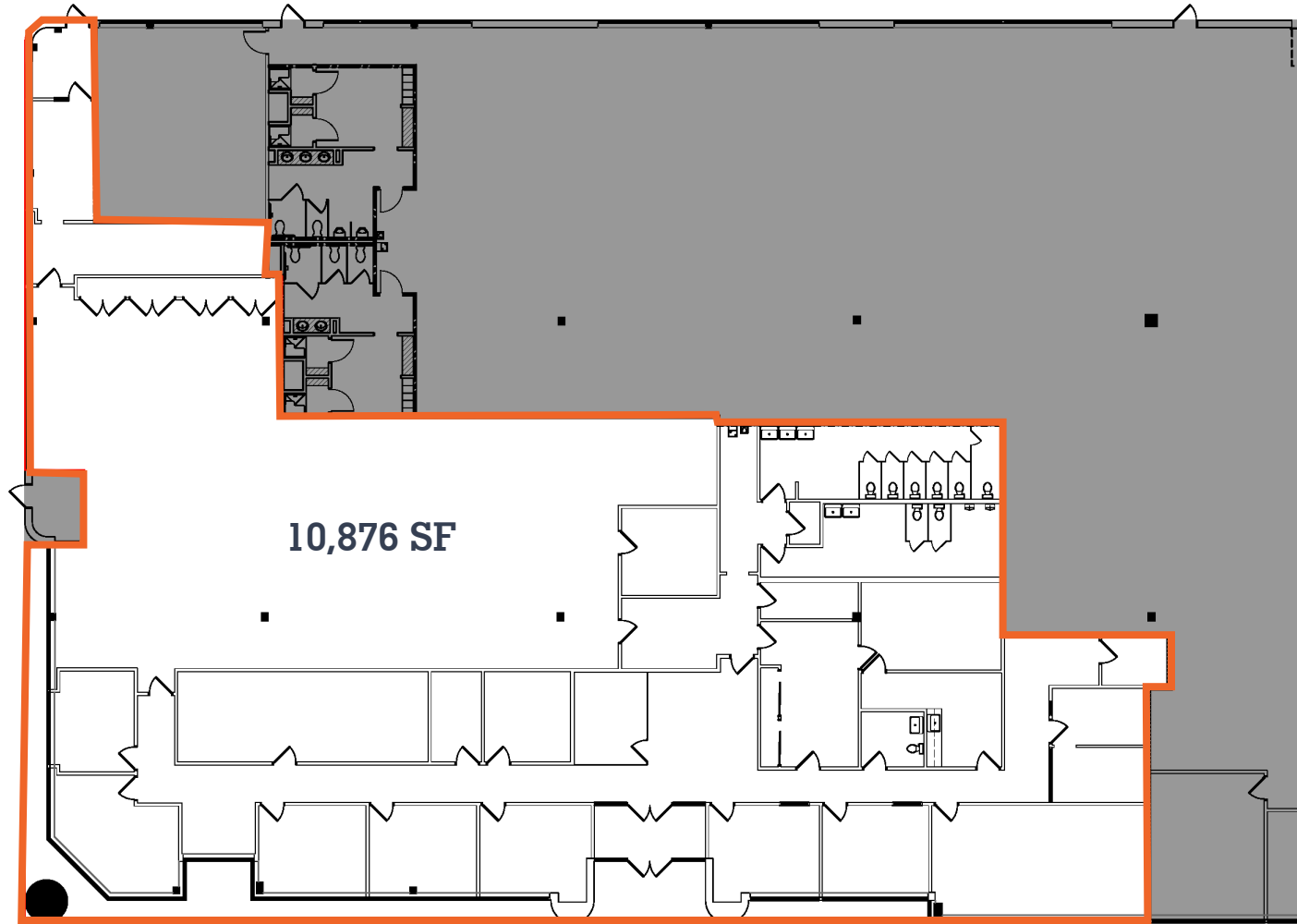


FOR LEASE

+/- 10,876 SF of Office / Flex Space Available

10-12 PRIVATE OFFICES | 2 CONFERENCE ROOMS | BULLPEN AREA
BREAK ROOM | 5.00/1,000 SF PARKING RATIO

Floor plan



PROPERTY DETAILS

10,876 SF

OFFICE FEATURES:
10-12 PRIVATE OFFICES
2 CONFERENCE ROOMS
BULLPEN AREA
BREAK ROOM

SECURITY:
ACCESS CONTROL

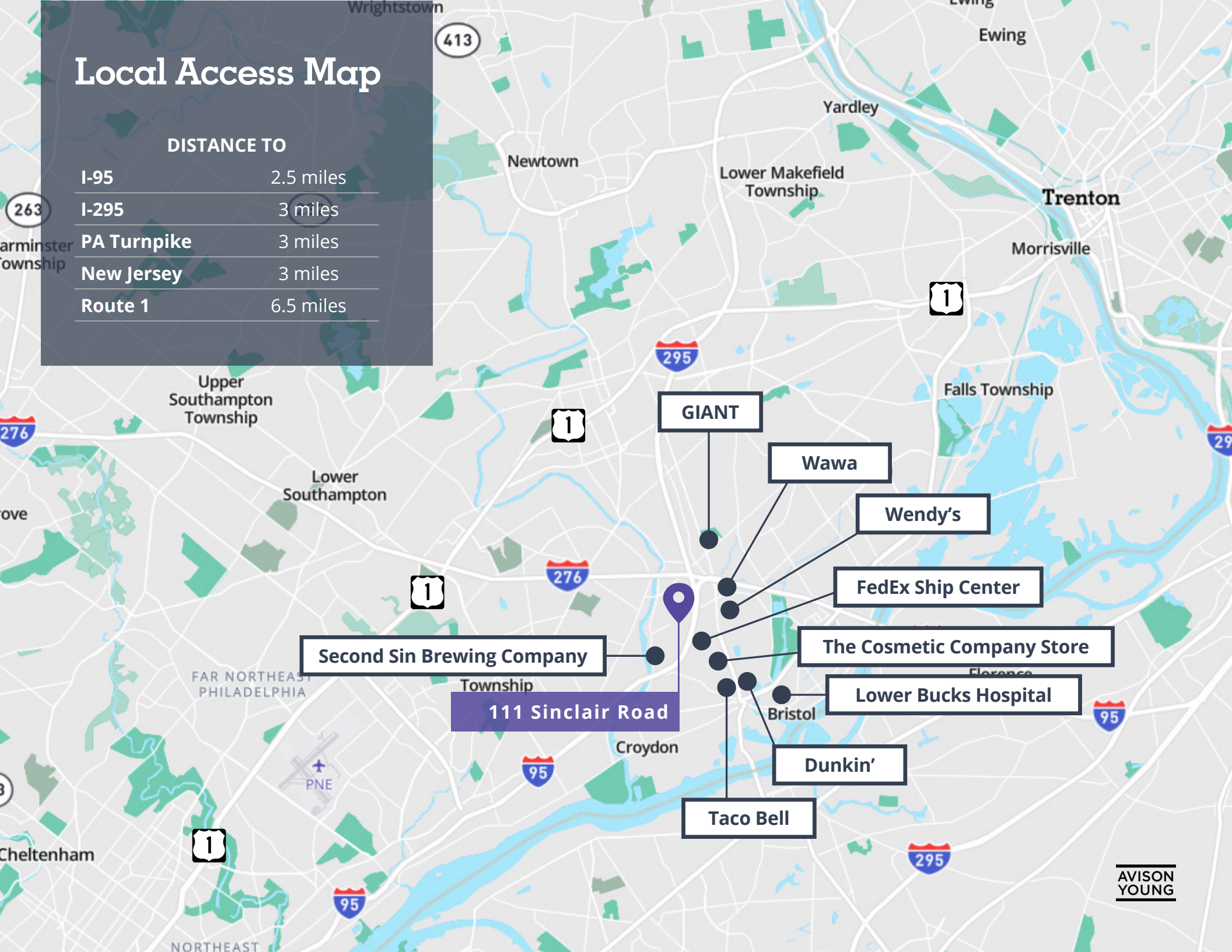
ZONING:
05PI

IMPROVEMENTS UNDERWAY:
4 EV CHARGERS
BMS
BACKUP GENERATOR

Local Access Map

DISTANCE TO

I-95	2.5 miles
I-295	3 miles
PA Turnpike	3 miles
New Jersey	3 miles
Route 1	6.5 miles



Second Sin Brewing Company

111 Sinclair Road

GIANT

Wawa

Wendy's

FedEx Ship Center

The Cosmetic Company Store

Lower Bucks Hospital

Dunkin'

Taco Bell

AVISON
YOUNG



111 SINCLAIR ROAD

BRISTOL, PA

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