



**PREMISES:** 2014 Ford Road  
Unit H  
Keystone Business Center I  
Bristol, Bucks County, PA 19007

**LOT SIZE:** 3.57 Acres

**SIZE OF BUILDING:** Approximately 54,032 square feet.

**AVAILABLE UNIT:** An approximate 3,583 square foot unit.

**Office Area:** Approximately 590 square feet.

**Warehouse Area:** Approximately 2,993 square feet.

**PARKING:** Approximately eighty-seven (87) automobiles.

**AGE OF BUILDING:** Constructed 1974.

**CONSTRUCTION:** **Walls:** *Front and Sides:* Split-faced concrete block. *Rear:* Painted concrete block.

**Floors:** Assumed but not verified to be 6" reinforced concrete.

**Roof:** EPDM rubber roofing membrane system.

**CEILING HEIGHT:** 16'3" sloping to 15'5" clear under bar joist.

**LOADING:** **Tailgate:** One (1) 10' x 10' manually operated steel sectional door with dock bumpers.

**COLUMN SPACING:** Clear span.

**HVAC:** **Office Area** - Heated and cooled.

**Warehouse Area** - Heated via gas-fired Resnor blower units.



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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|
| <b>INTERIOR LIGHTING:</b>  | <b><u>Office Area</u></b> – Fluorescent.                                                                                                                                                                                                                                                         |                  |                    |
|                            | <b><u>Warehouse Area</u></b> - Twin tube fluorescent.                                                                                                                                                                                                                                            |                  |                    |
| <b>EXTERIOR LIGHTING:</b>  | Wall mounted fixtures.                                                                                                                                                                                                                                                                           |                  |                    |
| <b>ELECTRICAL SERVICE:</b> | 200 amp, 120/208 volt, 3 phase, service provided by PECO Energy.                                                                                                                                                                                                                                 |                  |                    |
| <b>OFFICE AREA:</b>        | Approx. 590 square feet. Finishes include 2’ x 4’ acoustical ceiling tiles, 2’ x 4’ fluorescent lighting, carpeting and painted paneling.                                                                                                                                                        |                  |                    |
| <b>TOILET FACILITIES:</b>  | <b><u>Office Area:</u></b> One (1) men’s room containing one (1) water closet and one (1) lavatory. One (1) ladies room containing one (1) water closet and one (1) lavatory. Finishes include 2’ x 4’ acoustical ceiling tiles, 2’ x 2’ fluorescent lighting, VCT flooring and painted drywall. |                  |                    |
|                            | <b><u>Warehouse:</u></b> Two (2) water closets with deep sink. Finishes include fluorescent lighting, concrete floor and painted drywall.                                                                                                                                                        |                  |                    |
| <b>WATER SERVICE:</b>      | 1” line connected to 8” main service supplied by Bristol Township Water Department.                                                                                                                                                                                                              |                  |                    |
| <b>SEWER SERVICE:</b>      | 8” main service supplied by Bristol Township Sewer Dept.                                                                                                                                                                                                                                         |                  |                    |
| <b>GAS:</b>                | Service supplied by Philadelphia Gas Works.                                                                                                                                                                                                                                                      |                  |                    |
| <b>ASSESSMENT:</b>         | \$332,800 (2026)                                                                                                                                                                                                                                                                                 |                  |                    |
| <b>TAXES:</b>              | <b>County</b>                                                                                                                                                                                                                                                                                    | \$ 9,868         | (2026)             |
|                            | <b>Township</b>                                                                                                                                                                                                                                                                                  | \$ 8,313         | (2026)             |
|                            | <b>School</b>                                                                                                                                                                                                                                                                                    | <u>\$ 78,932</u> | (2025/2026)        |
|                            | <b>TOTAL:</b>                                                                                                                                                                                                                                                                                    | <b>\$ 97,113</b> | <b>(\$1.80/SF)</b> |
| <b>ZONING:</b>             | M-1 Light Manufacturing.                                                                                                                                                                                                                                                                         |                  |                    |



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- LOCATION:** Strategically located at the intersection of I-95 and PA Route 413, within three (3) miles of PA Turnpike interchange. Just twenty (20) minutes from metropolitan Philadelphia, fifteen (15) minutes to Trenton, NJ, ninety (90) minutes to New York.
- AIRPORT:** Philadelphia International Airport is within forty five (45) minutes via I-95 and Northeast Philadelphia and Trenton/Mercer County, New Jersey Airports are within ten (10) minutes.
- HOTELS:** Most major hotels are represented in the area within a five (5) minute drive.
- PUBLIC  
TRANSPORTATION:** SEPTA Bus Route 129 originates at Frankford Avenue & Knights Road and stops within the park. SEPTA Rail Line R7 stops at the Croydon Station which is located 3.5 miles from the property.