



**PREMISES:** 2522 Pearl Buck Road  
Units E & F  
Keystone Business Center III  
Bristol, Bucks County, PA 19007

**LOT SIZE:** 2.17 Acres  
**SIZE OF BUILDING:** Approximately 24,600 square feet.  
**AVAILABLE UNIT:** An approximate 8,210 square foot unit.

**Office Area:** Approximately 1,800 square feet. Two (2) private offices, a training room, an open bullpen area and kitchen with base cabinets and sink. Finishes include 2' x 2' acoustical ceiling tiles, 2' x 2' lighting, mix of carpeting and VCT flooring and painted drywall.

**Warehouse Area:** Approximately 6,410 square feet.

**PARKING:** Approximately twenty-nine (29) automobiles.

**AGE OF BUILDING:** Constructed 1987.

**CONSTRUCTION:** **Walls:** Split-faced concrete block.

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

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

**CEILING HEIGHT:** 19' 1" sloping to 17' 10" clear under bar joist.

**LOADING:** **Tailgate:** Two (2) 8' x 10' insulated manually operated steel sectional tailgate door with dock bumpers.

**Drive-In:** One (1) 12' x 14' insulated electrically operated steel sectional drive-in door with bollards. Expandable.



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- COLUMN SPACING:** 33' x 40'
- SPRINKLER SYSTEM:** 100% wet system.
- HVAC:**
  - Office Area** – Heated and cooled via rooftop combination natural gas fired/electric air conditioning package unit.
  - Warehouse Area** – Cooled via rooftop natural gas fired/electric air conditioning package unit. Heated via Reznor suspended natural gas fired blower unit.
- INTERIOR LIGHTING:** Twin tube fixtures.
- EXTERIOR LIGHTING:** Wall mounted fixtures.
- ELECTRICAL SERVICE:** 250 amp, 120/208 volt, 3 phase, 4 wire service provided by PECO Energy.
- TOILET FACILITIES:** 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 2’ acoustical ceiling tiles, 2’ x 2’ fluorescent lighting, tile flooring and wainscot of tile with painted drywall.
- WATER SERVICE:** 1” line connected to 8” main service supplied by Bristol Township Water Department.
- SEWER SERVICE:** 8” main service supplied by Bristol Township Sewer Dept.
- GAS:** Service supplied by Philadelphia Gas Works.
- ASSESSMENT:** \$111,000 (2024)
- TAXES:**

<b>County</b>	\$ 3,047	(2024)
<b>Township</b>	\$ 2,662	(2024)
<b>School</b>	\$ <u>24,435</u>	(2024/2025)
<b>TOTAL:</b>	<b>\$ 30,144</b>	<b>(\$1.23/SF)</b>

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.



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**ZONING:** P-I Planned Industrial.

**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.

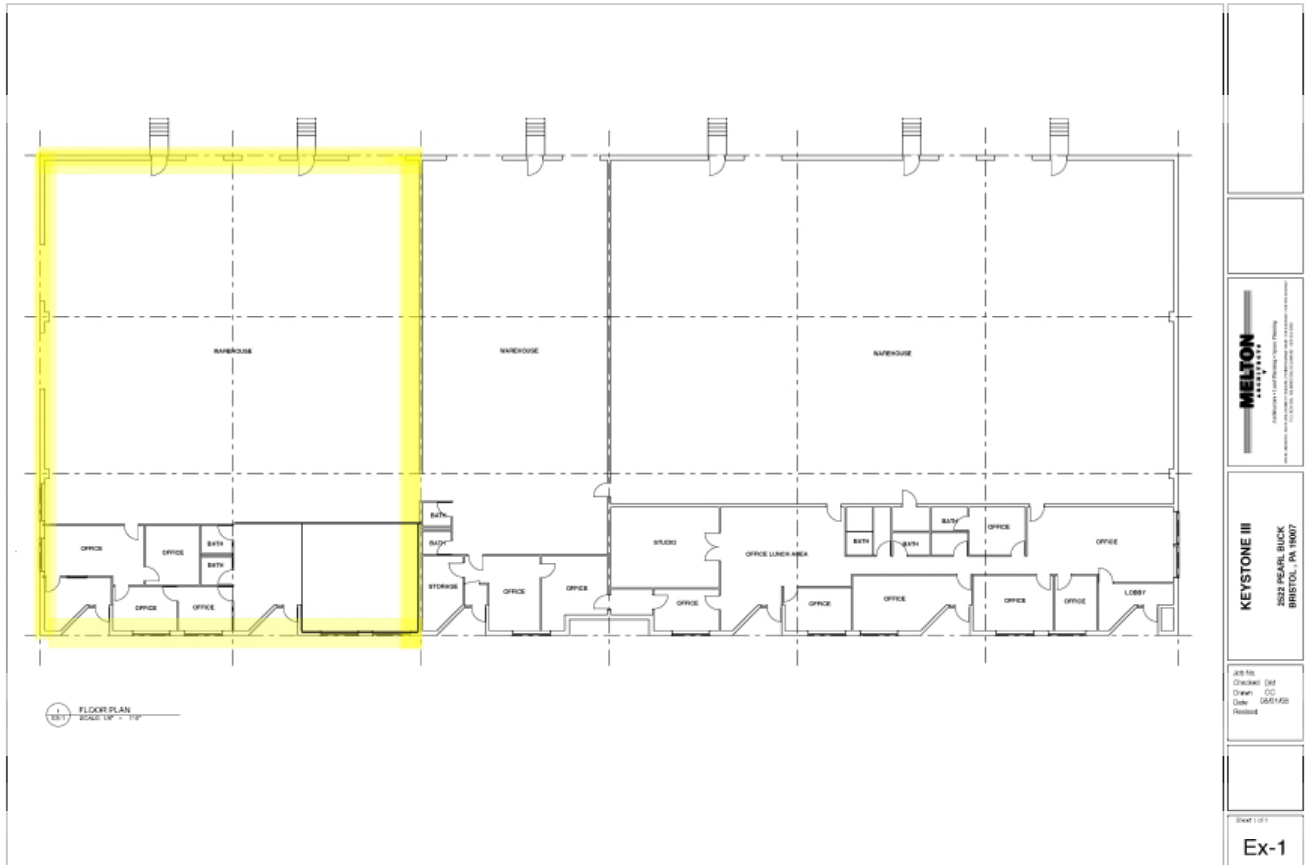
**AIRPORT:** Philadelphia International Airport is within forty-five (45) minutes via I-95 and Northeast Philadelphia and Trenton/Mercer County, New Jersey Airports are within ten (10) minutes.

**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.



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