

4610 Bethlehem Pike

Hilltown Twp., Bucks County PA



61,985 SF Available



NICK ADAMS, SIOR

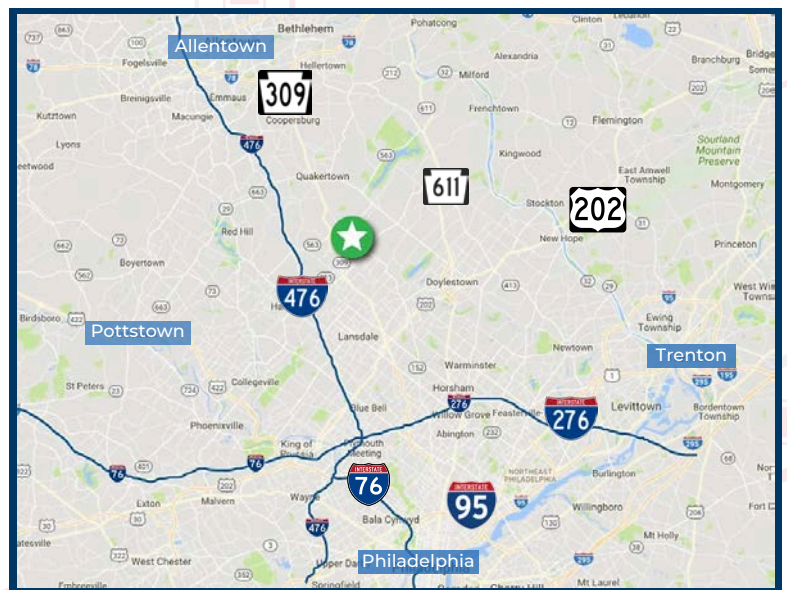
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JACKSON CROSS PARTNERS

610 Freedom Business
Center Dr, Suite 310
King of Prussia, PA 19406



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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly.

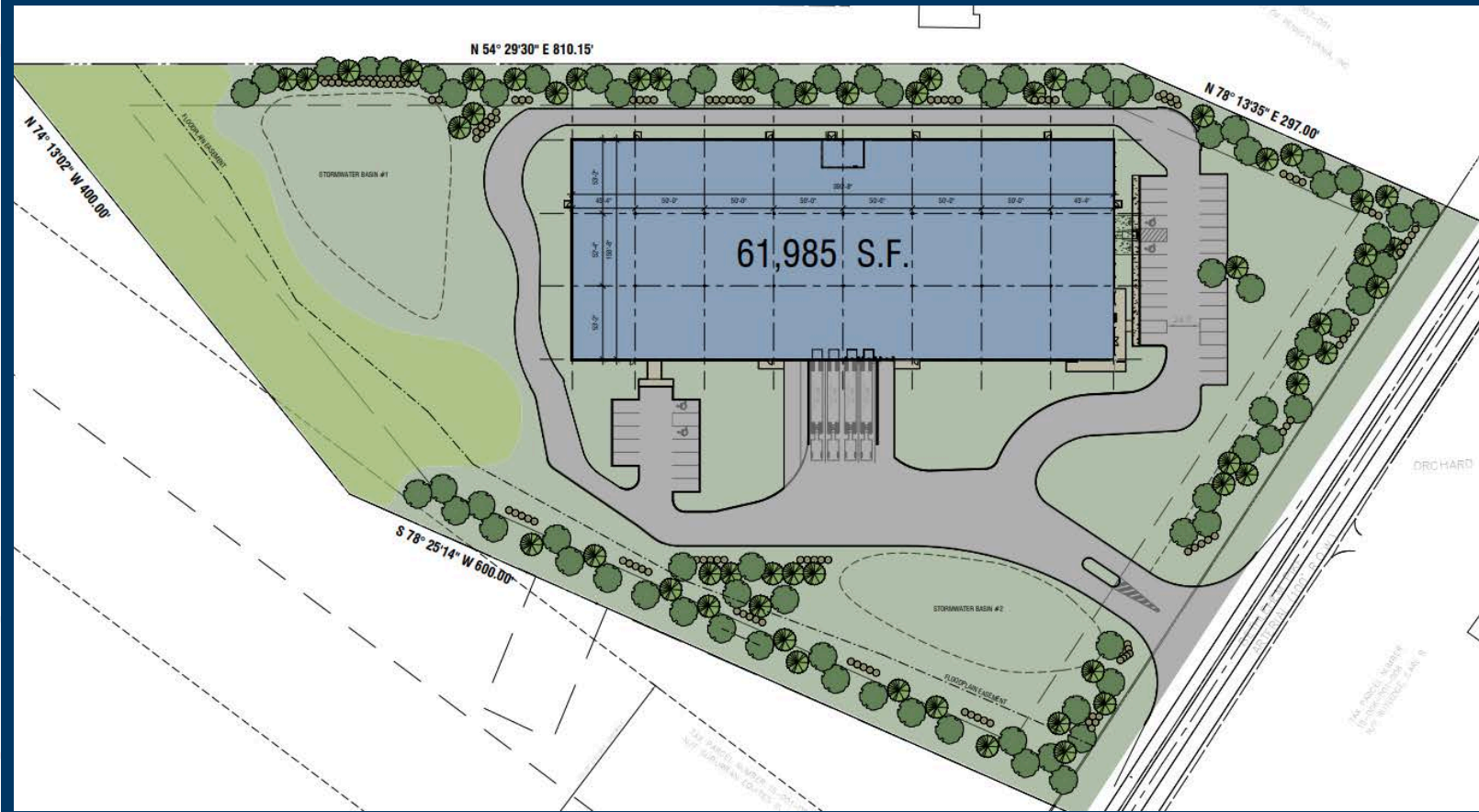
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Building Specs

BUILDING SPECS

BUILDING DIMENSIONS	390' x 160'	SPRINKLER SYSTEM	ESFR
COLUMN SPACING	50' x 53'	FLOOR THICKNESS	6"
CLEAR HEIGHT	28'	LIGHTING	LED
ZONING	Heavy Industrial	POWER	3 Phase / 1,200 AMPS

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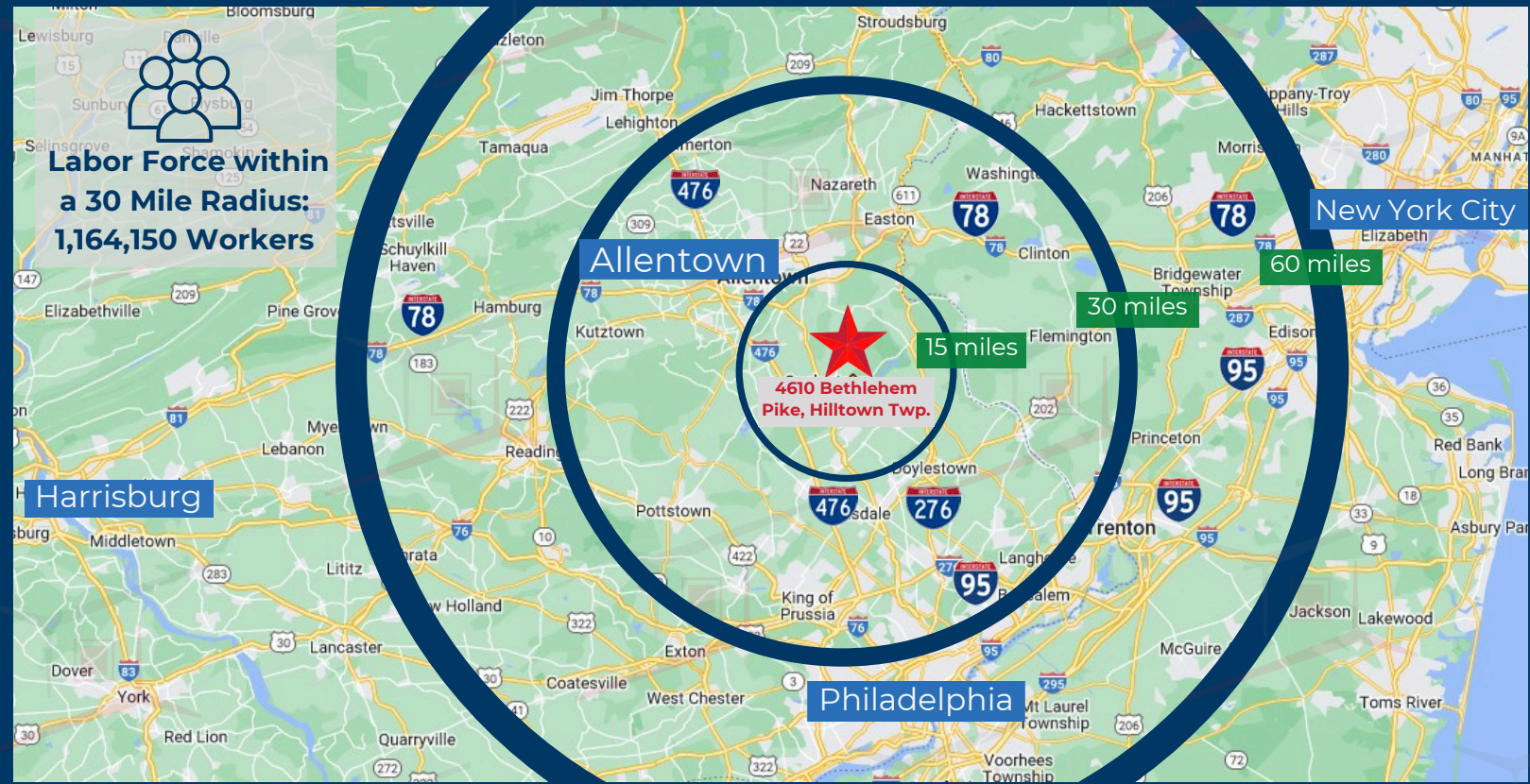
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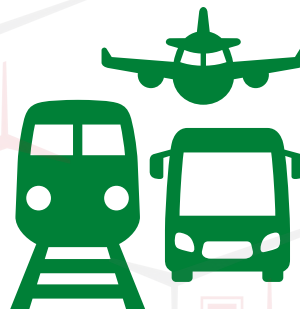


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DISTANCES

CITY		HIGHWAYS	
Allentown, PA	18 miles	I-476	10 miles
Philadelphia, PA	37 miles	I-78	15 miles
Newark, DE	68 miles	I-276 (PA TPK)	25 miles
New York City, NY	85 miles	I-95	45 miles
BRIDGES		RAIL / AIR / PORTS	
Commodore Barry	48 miles	Norfolk Southern	24 miles
Walt Whitman	44 miles	Phila. International	48 miles
Delaware Memorial	62 miles	Gloucester City	45 miles
Benjamin Franklin	43 miles	Paulsboro	57 miles



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*Commercial Real
Estate done smarter.*

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