

4610 Bethlehem Pike

Telford, Bucks County, PA



62,902 SF Available



NICK ADAMS, SIOR

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HARRY McKENNA, SIOR

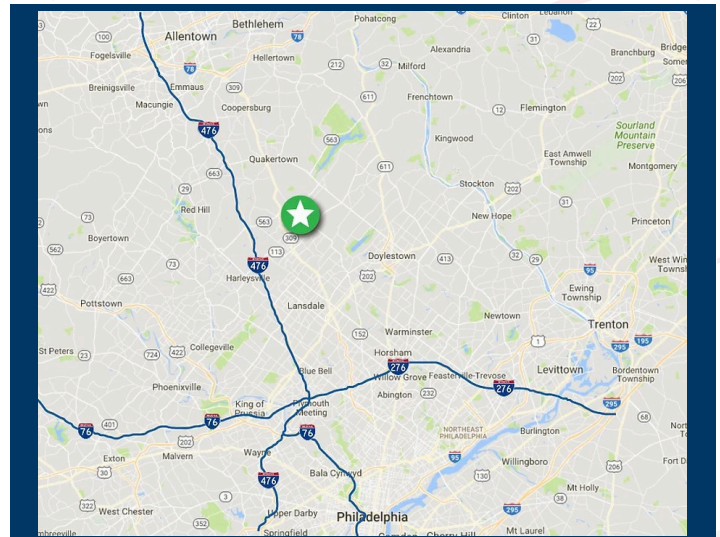
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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease without notice. Jackson Cross Partners, 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.

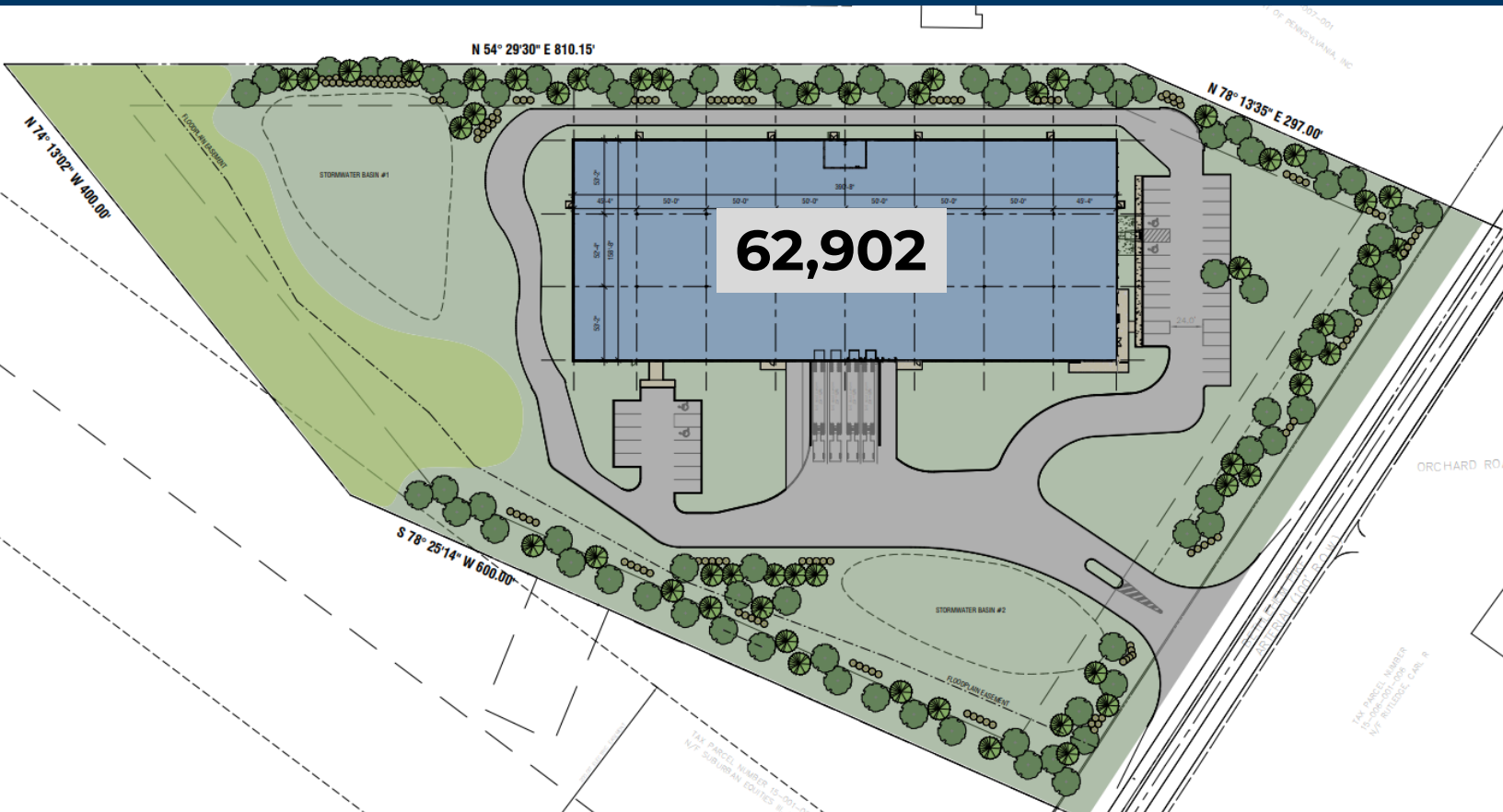
Jackson Cross Partners | 610 Freedom Business Center Dr, Suite 310, King of Prussia, PA 19406 | 610.265.7700 jacksoncross.com

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Building Specs

BUILDING SPECS

BUILDING DIMENSIONS	392' 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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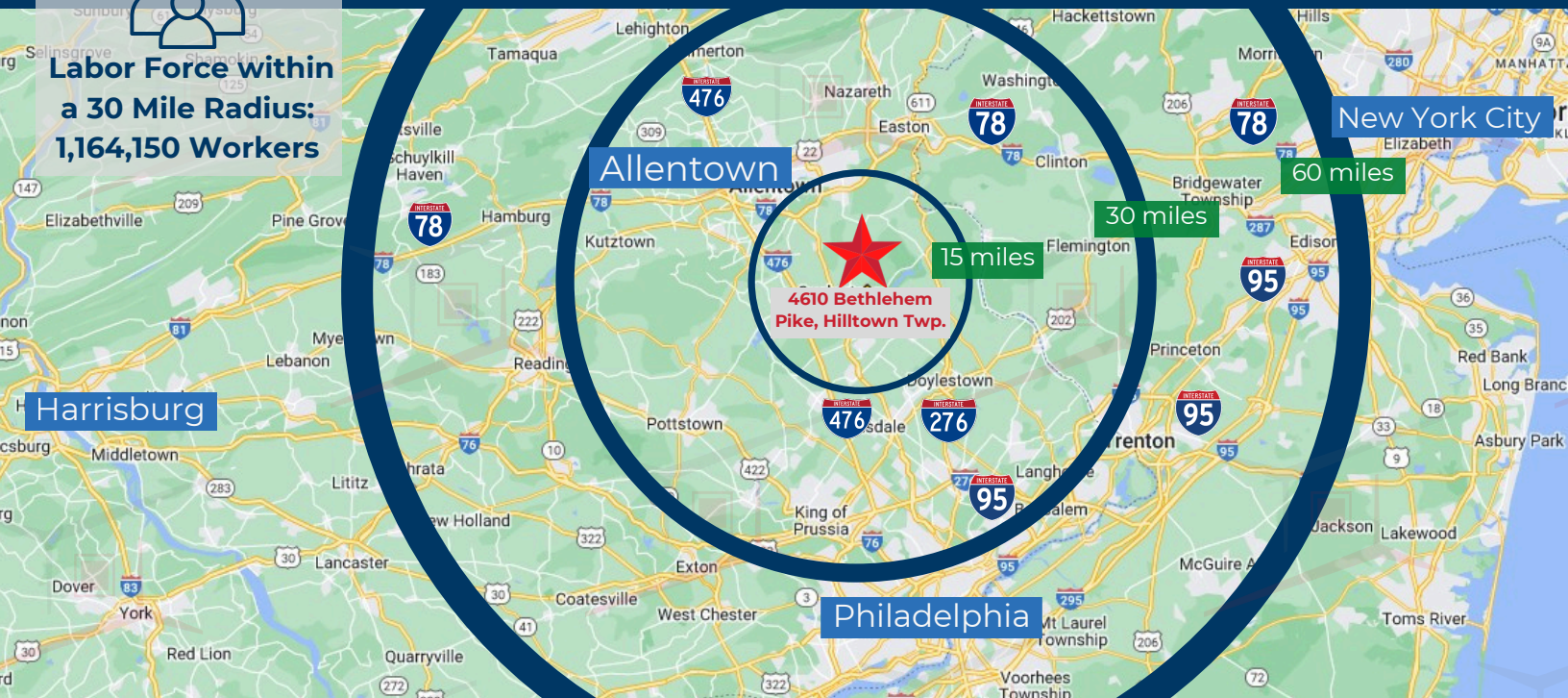
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**Labor Force within
a 30 Mile Radius:
1,164,150 Workers**



DISTANCES

CITY

Allentown, PA	18 miles
Philadelphia, PA	37 miles
Newark, DE	68 miles
New York City, NY	85 miles

BRIDGES

Commodore Barry	48 miles
Walt Whitman	44 miles
Delaware Memorial	62 miles
Benjamin Franklin	43 miles



HIGHWAYS

I-476	10 miles
I-78	15 miles
I-276 (PA TPK)	25 miles
I-95	45 miles

RAIL / AIR / PORTS

Norfolk Southern	24 miles
Phila. International	48 miles
Gloucester City	45 miles
Paulsboro	57 miles

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