



HERRING PROPERTIES



BRISTOL LOGISTICS CENTER

129,600 SF | DELIVERING Q1 2026

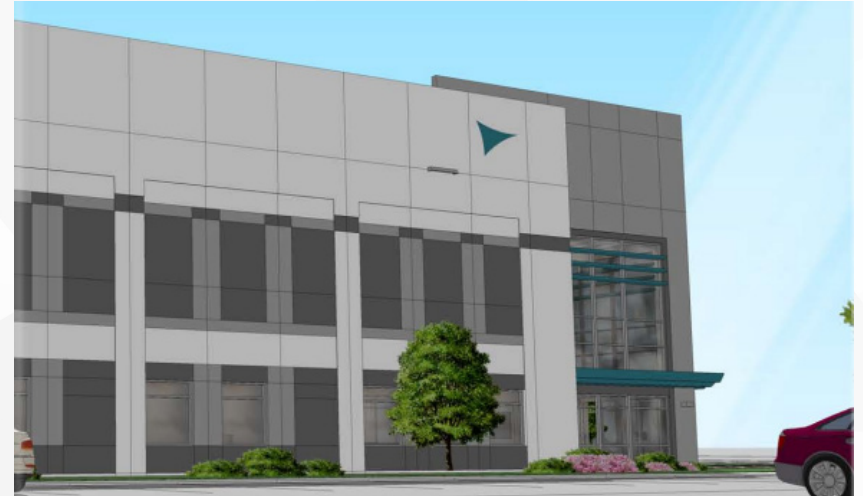
3113 Veterans Highway

Bristol, PA

AVISON
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BUILDING SPECIFICATIONS

Address	3113 Veterans Highway, Bristol Township, PA
Available Space	129,600 sf Divisible to 65,000 SF
Truck Depth Court	135 feet
Tailgate Doors	18
Drive-In Doors	2
Building Height	80 feet
Trailer Parking	23 spots
Car Parking	126 spaces
Electrical Capacity	3,000 amps @ 480v (expandable)



SITE PLAN



DISTRIBUTION | FLEX | COLD STORAGE

Bristol Logistics Center is Strategically positioned at the intersection of I-95 and the PA Turnpike (PA 276), this location offers unparalleled connectivity. Situated less than one mile from I-95 (Exit 39) with direct access to the PA Turnpike, it provides seamless eastbound connections and is less than five minutes from New Jersey via the Turnpike.

Scheduled for delivery in Q1 2026, the project is currently in the pre-construction phase, offering the flexibility to accommodate Build-to-Suit options tailored to a tenant's specific requirements, including the capability to construct up to 80 feet in height.

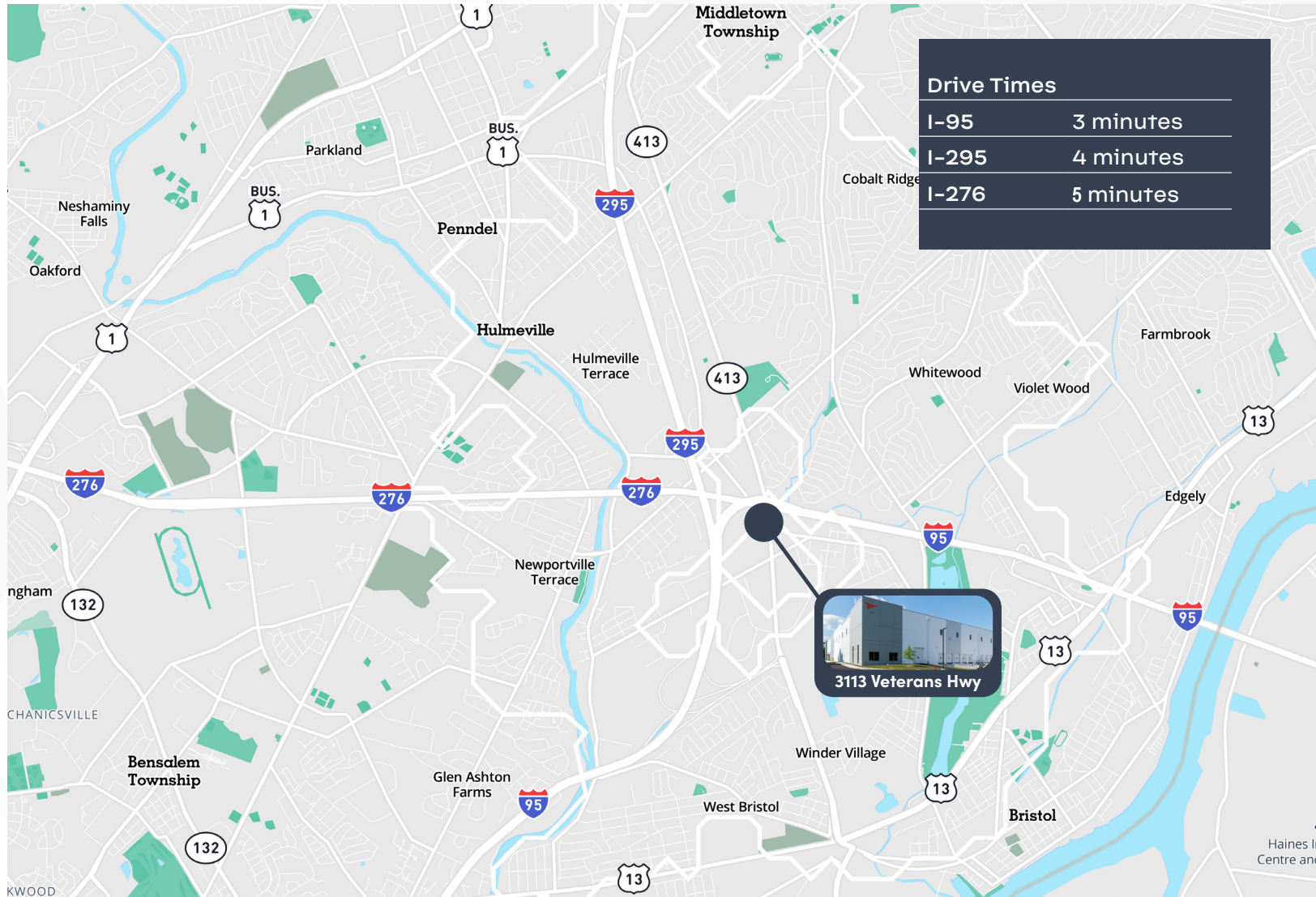


LOCATION OVERVIEW



3113 Veterans Hwy

IMMEDIATE HIGHWAY ACCESS



ABOUT HERRING PROPERTIES

Established in 2000, Herring Properties is a development company focused on construction and long-term ownership of properties in New Jersey and Pennsylvania. We have developed and acquired a portfolio totaling 1.8M square feet in industrial, office, and residential space.

We identify infill locations that offer redevelopment opportunities through a combination of the land approval process, repositioning of existing structures and new construction. Many of these properties are built-to-suit for our tenants. The properties typically remain in our portfolio for the long-term where we provide both on-site management and leasing.

HERRING PROPERTY TENANTS & OCCUPANTS

URBAN OUTFITTERS

 Penn Medicine

GOODYEAR

Airgas

CARLISLE
SYNTEC SYSTEMS

**AVISON
YOUNG**

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