

**\*SIGNIFICANT  
RENOVATIONS  
UNDERWAY\***

**250 CANAL ROAD**  
FAIRLESS HILLS, PA

AVAILABLE FOR LEASE  
**RAIL SERVED, HEAVY POWER, INDUSTRIAL BUILDING**

84,000 SF  
4.58 Acres

## PROPERTY HIGHLIGHTS

- 84,000 SF on 4.58 Acres
- Approximately 8,300 SF Office Component
- Rail Served by SMS Rail Lines. Class I connections: NS and CSX, by virtue of Conrail
- 21' - 25' Clear Ceiling
- Block Construction
- Nine (9) Loading Docks
- One (1) Drive- In Door
- Wet Fire Suppression System
- Public Water and Sewer
- Natural Gas
- 4,000 AMP, 480 V 3-Phase Power
- Built in 1972
- Zoning: PIP (Planned Industrial Park) in Falls Township, Bucks County
- Tax ID: 13-047-126-004
- This site is located in lower Bucks county, conveniently close to several major arteries, including U.S. Route 1 and Interstate 95. This provides easy access to Philadelphia, Trenton, NJ, and other regional destinations.



## SCHEDULED IMPROVEMENTS

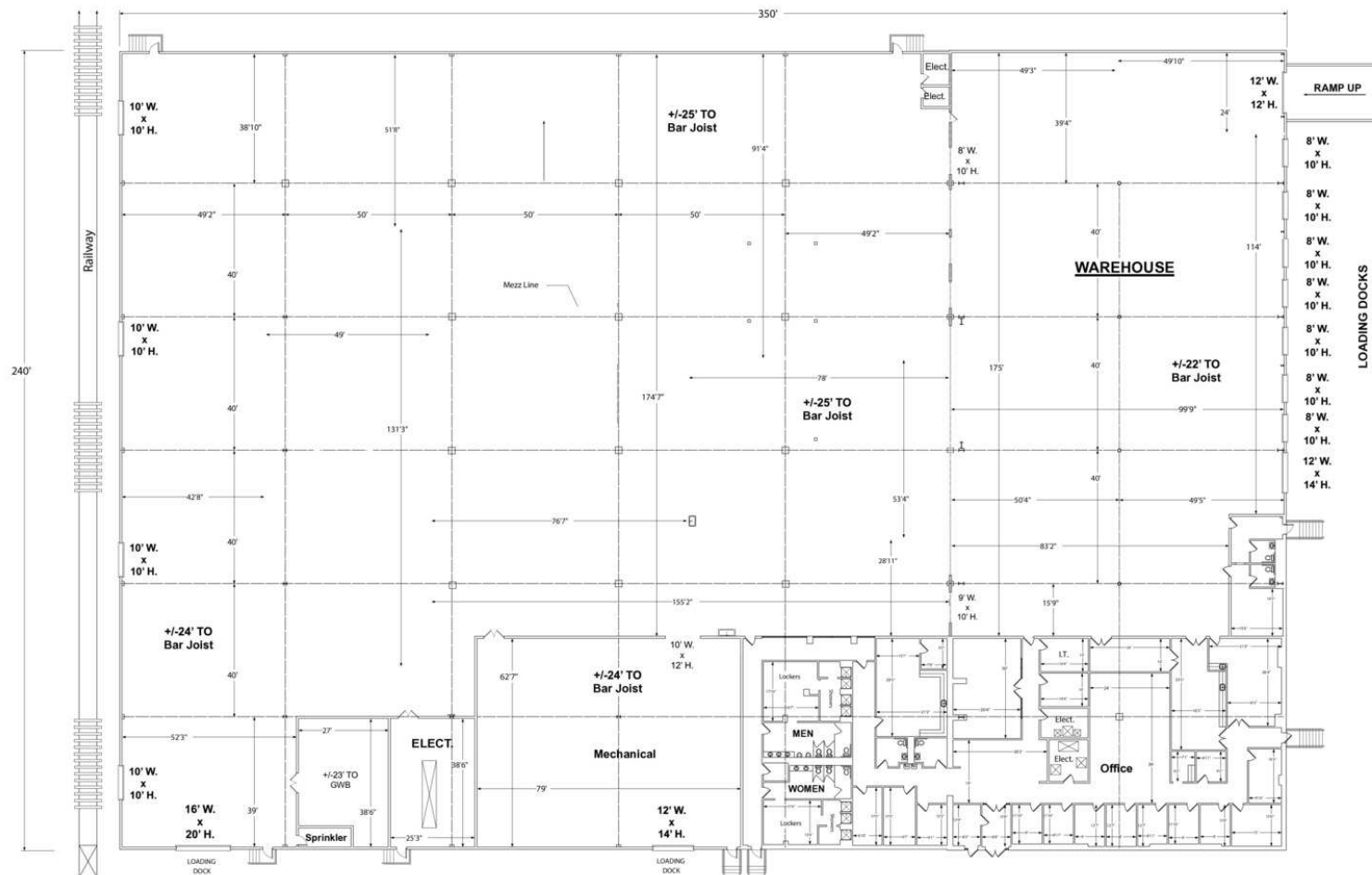
- Roof work
- Demo and removal of all interior equipment/infrastructure
- Warehouse floor grinding/refresh
- Whiteboxing of the warehouse
- New/Additional LED warehouse lighting
- New warehouse heating units
- Fire protection improvements
- Office refresh
- Property landscaping
- New property signage



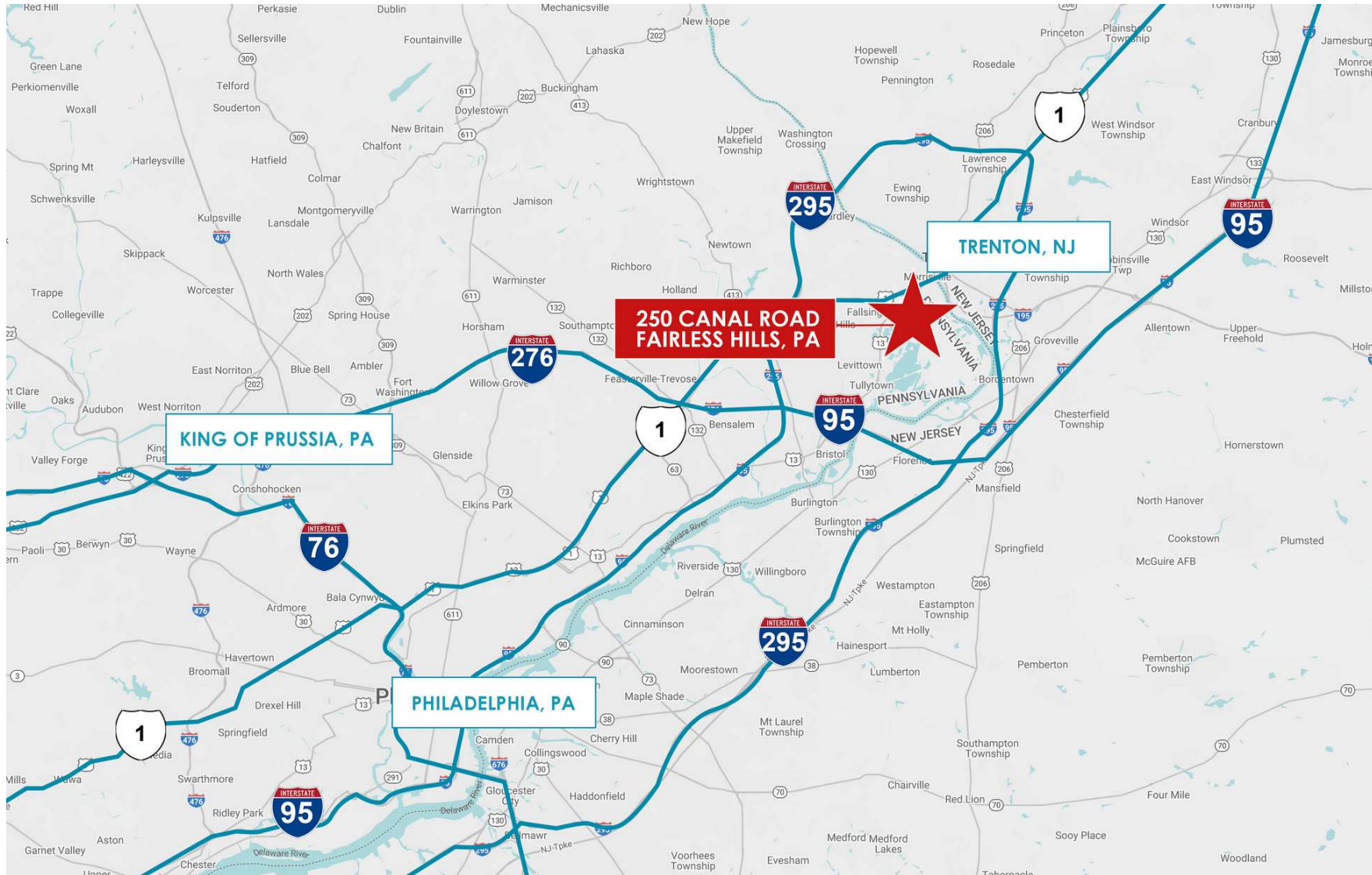
## ADDITIONAL PHOTOS



# FLOOR PLANS



# AREA MAP



## DEMOGRAPHICS MAP & REPORT

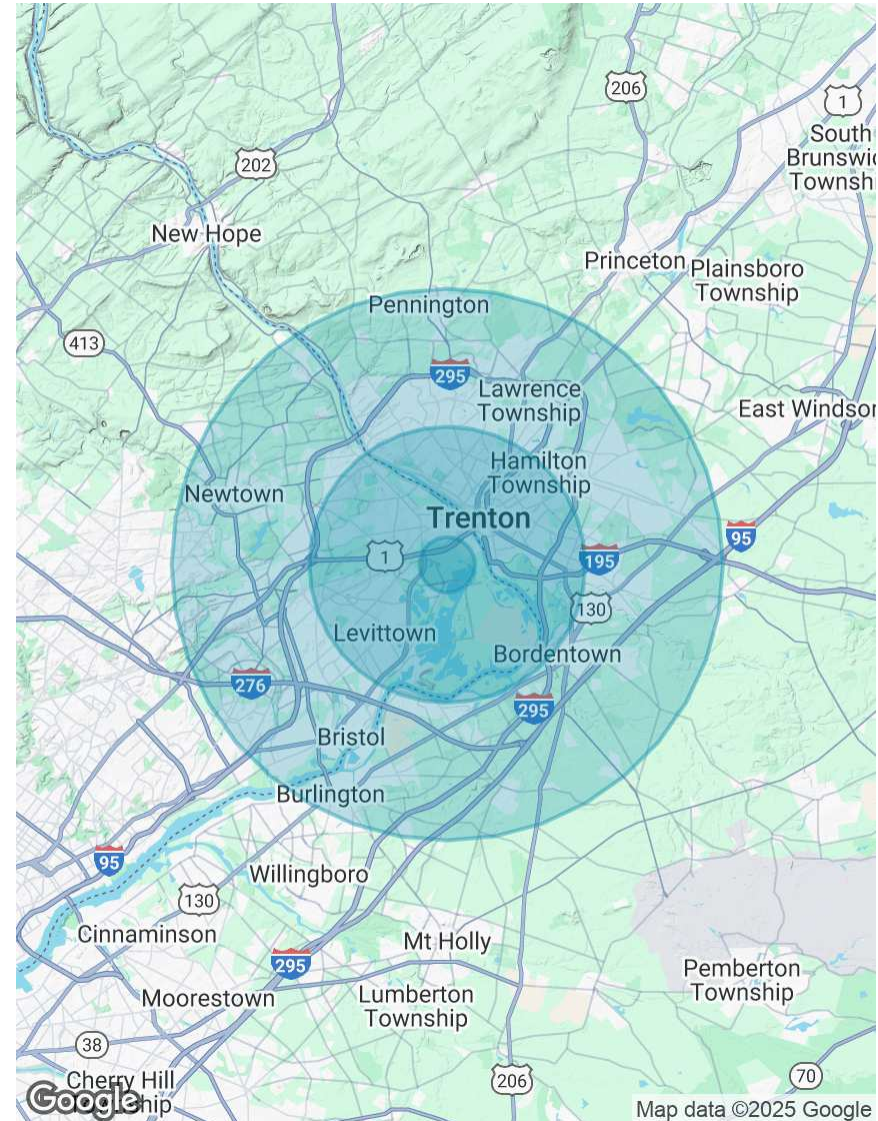
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,306	255,120	654,047
Average Age	40	40	42
Average Age (Male)	39	39	40
Average Age (Female)	41	40	43

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	951	93,434	243,762
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$95,933	\$103,923	\$128,702
Average House Value	\$269,602	\$288,707	\$388,401

Demographics data derived from AlphaMap



# CONTACT



**Matt Corrigan**  
Senior Vice President  
**215.448.6018**  
mcorrigan@binswanger.com



**Timothy Pennington**  
Partner & Senior Vice President  
**215.448.6266**  
tpennington@binswanger.com



**Christopher Pennington**  
Partner & Senior Vice President  
**215.448.6053**  
cpennington@binswanger.com



**Jason Ostach**  
Vice President  
**215.448.6021**  
jostach@binswanger.com



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
Phone: 215.448.6000  
binswanger.com

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