

400 Mack Drive Croydon, Bristol Township Bucks County, PA

SALE PRICE: \$2,995,000



Available Square Footage for lease
- up to 12,500 SF (substantially office)



Rate: \$16.50 PSF Gross

a modern one- and part two-story office building with an attached warehouse, totaling approximately 21,952 square feet. The building offers over 16,000 square feet of professional office space across two floors, along with a 5,626 square foot warehouse featuring 18'+ clear ceiling heights and a tailgate loading door.

Constructed in 1971 with steel and stucco-covered masonry, the property includes an Otis passenger elevator, dry sprinkler system, and macadam-paved parking for 48 vehicles. Located near Routes 13 and 413 with easy access to I-95, US Route 1, and the PA Turnpike, the site is ideal for businesses seeking convenience, flexibility, and connectivity in Bucks County.

Property Features:

- ±21,952 SF total building area
- ±16,326 SF office space (two floors)
- ±5,626 SF warehouse space
- Constructed in 1971
- Lot size: ±1.79 acres
- Macadam-paved parking for ±48 vehicles
- One (1) 8' x 8' steel tailgate loading door
- Ceiling height: 18'7" sloping to 18'4" clear
- Column spacing: 48'8" x 29'
- Steel and stucco-covered masonry construction
- Passenger elevator (Otis, 2,000 lb. capacity)
- HVAC:
Office: Three (3) natural gas-fired package units
Warehouse: One (1) Lennox gas-fired blower unit

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Jennifer DiNardo
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Additional Features

- 100% dry sprinkler system coverage
- Electrical: 200 amp / 240V / 3-phase (separately metered floors)
- Lighting: Fluorescent throughout (interior & warehouse)
- Exterior wall-mounted lighting fixtures
- Restrooms on both floors, including private and ADA-style washroom with shower
- Zoned M-2 (Heavy Manufacturing)
- Rail service available with minor siding improvements
- Strategic access to Routes 13, 413, I-95, US-1, and PA Turnpike



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