

An aerial photograph of an industrial park. A large, irregularly shaped area is outlined in a bright green line. This area encompasses several large, single-story industrial buildings. One building has a dark grey roof, another has a light grey roof, and a third has a white roof. The surrounding area includes parking lots with various vehicles, including several white ambulances with blue crosses and the number '325' on their sides. There are also numerous semi-trailers parked in the background. The overall scene is a typical industrial or commercial district.

AVISON
YOUNG

17,100 SF
Available for Lease

2011 Hartel Avenue, Bristol, PA

Property overview

PROPERTY OVERVIEW

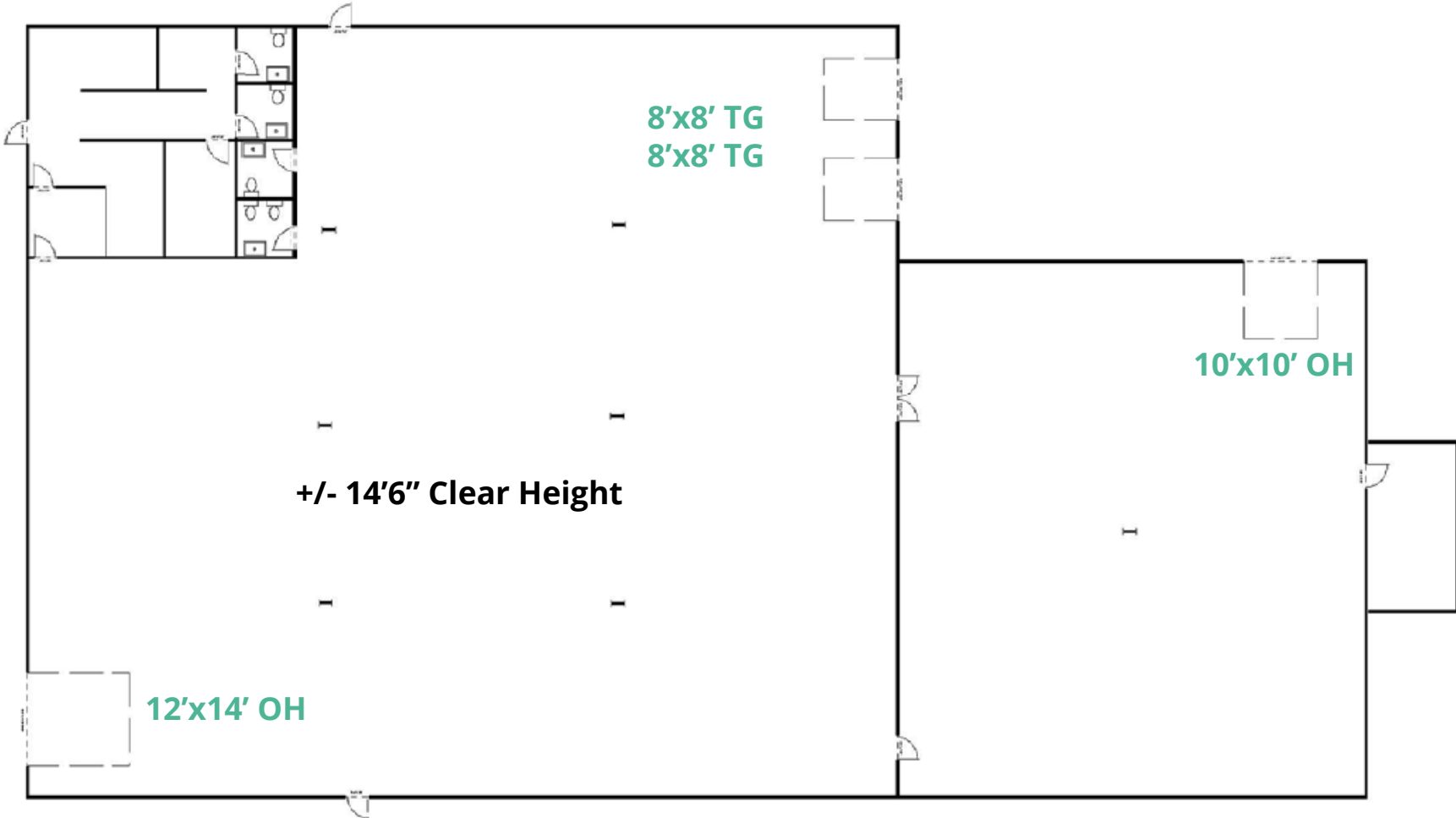
Address	2011 Hartel Avenue, Bristol, PA
Description	A single-story industrial building constructed of painted black masonry with a brick façade along the front. The roof consists of steel panels over bar joists with rigid insulation and a hot-tar membrane.
Square Footage	17,100 SF +/- 1,095 SF of heated and air-conditioned space featuring a reception area and four private offices.
Acres	1.01 AC
Column Spacing	25' x 40' in front section, 35' x 32' in rear
Ceiling Height	+/- 14'6" underside of bar joist
Loading Facilities	(1) Metal roll up door measuring 12' x 14' (1) Metal overhead door measuring 10' x 10' (2) tailgate doors measuring 8'x8'
Lighting	Fluorescent lighting throughout office area and warehouse areas
Parking	(6) striped spaces in the front of the building
Gas Service	2" gas lines; service provided by PECO Electric

PROPERTY OVERVIEW

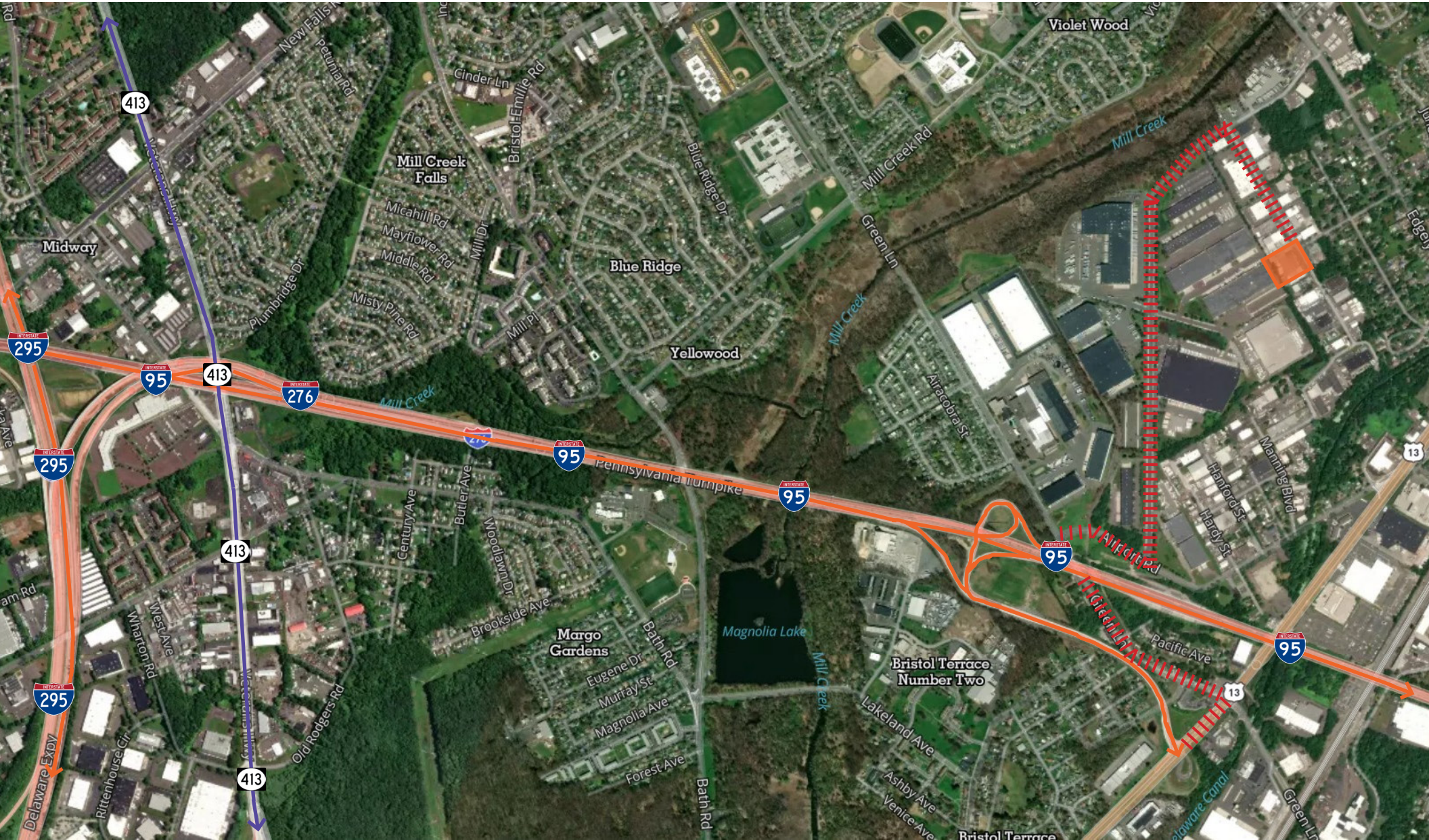
Utilities	Public water & sewer Water provided by Bristol Township Water Authority Sewer provided by Bristol Township Sewer Authority
Electric	1,200 AMP 277/480v
Zoning	Light Industrial



Floor plan



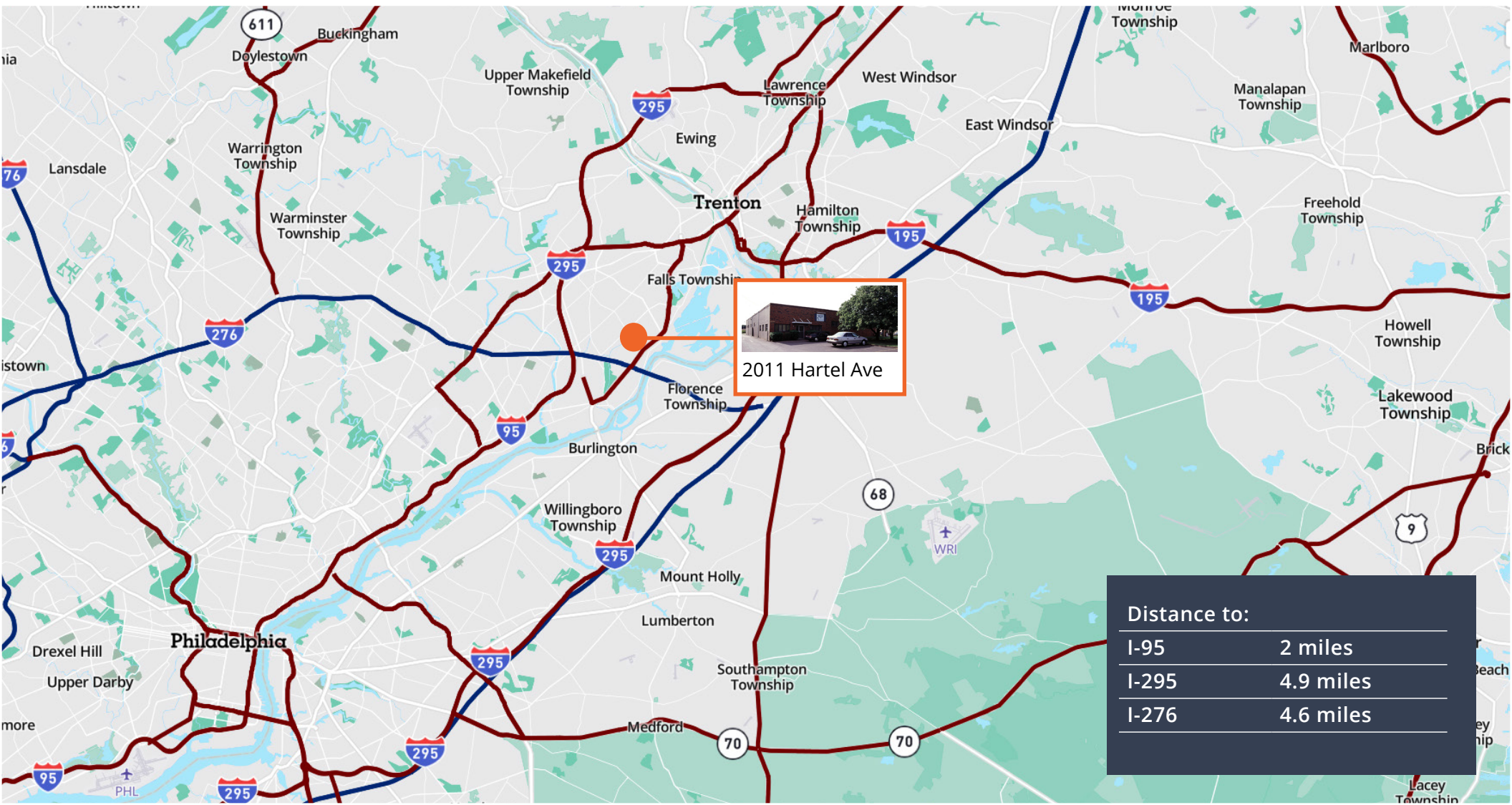
Road access map



Prime industrial location in the heart of the Bristol/Levittown distribution corridor



2011 Hartel Avenue is ideally situated in the Bristol/Levittown industrial corridor, offering easy access to major highways, freight connections, and a skilled local workforce. Surrounded by established industrial parks, the property is well-suited for small to mid-size industrial, light manufacturing, or distribution operations.



Distance to:	
I-95	2 miles
I-295	4.9 miles
I-276	4.6 miles

Building photography



Get more information:

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