



## BRISTOL COMMERCE CENTER

2201 Green Lane | Levittown, Bristol Twp, PA

**PRIME INDUSTRIAL  
LOCATION IN  
GREATER PHILADELPHIA**

**UP TO  
216,113 SF  
AVAILABLE**

**EASY ACCESS TO**



&



**FOR MORE INFORMATION**

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### CURRENT AVAILABILITIES

**UNIT 3 - 5      59,786 SF    DIVISIBLE**

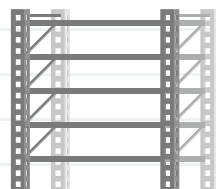
**UNIT 7 - 9      143,041 SF    DIVISIBLE**

**UNIT 12          9,261 SF**

**UNITS CAN BE COMBINED FOR  
212,088 SF OF CONTIGUOUS SPACE**

**FREE-STANDING      4,025 SF  
OFFICE BUILDING**

**Unit 9 features 60,000± SF of racking / 690± bays**



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# SPECIFICATIONS

## BRISTOL COMMERCE CENTER

### UNIT 3-4-5

**59,786± SF**

DIVISIBLE TO 31,876± SF, 13,225± SF, & 14,685± SF  
 LOADING 3 tailgate doors  
 1 drive-in door at grade  
 CEILING HEIGHT 18' - 18'8" to underside of steel  
 COLUMN SPACING 25' x 25'



### UNIT 7-8-9

**143,041± SF**

DIVISIBLE TO 13,930± SF, 13,111± SF, & 116,000± SF  
 LOADING 17 tailgate doors  
 2 drive-in door at grade  
 CEILING HEIGHT 22' to underside of steel  
 COLUMN SPACING Clear-span  
 OFFICE AREA 2,000 SF on ground floor  
 + 6,000 SF mezzanine office area



### UNIT 12

**9,261± SF**

LOADING 3 over-sized drive-in doors at grade  
 CEILING HEIGHT 16'2" - 26' to underside of steel  
 COLUMN SPACING Clear-span  
 OFFICE AREA 374± SF



### FREE-STANDING OFFICE BUILDING

**4,025± SF**

**216,113 TOTAL SQ. FEET AVAILABLE**

**212,088 SQ. FEET CONTIGUOUS**

**HIGH-BAY,  
 CLEAR-SPAN,  
 Industrial Space  
 for Immediate Lease**

**Ideal for  
 MANUFACTURING or  
 DISTRIBUTION Users**

**Located in  
 BUCKS COUNTY ENTERPRISE ZONE  
 offering tax & economic incentives**

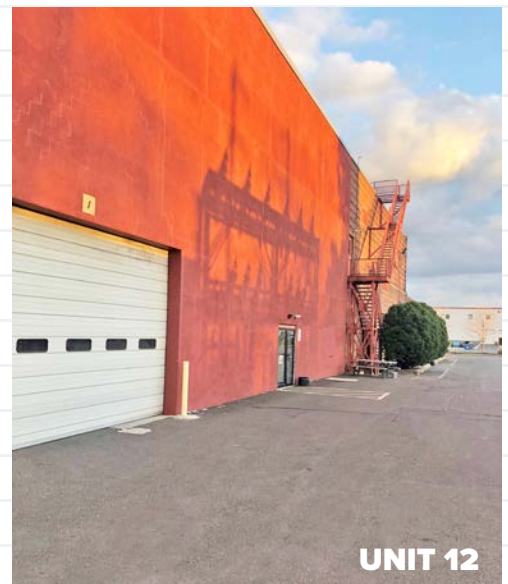
### OVERVIEW

#### BRISTOL COMMERCE CENTER

- 361,151 total square feet
- 25.41 acres
- Built in 1940
- Renovated 2003-2016
- Four-sided loading
- 39 docks / 12 drive-ins
- Ceiling heights from 19' to 26'
- 180± trailer positions
- 369 vehicle parking spaces
- Heavy power
- 120/240/277/480 v, 3-phase
- 33,000 KVA substation on site
- Wet sprinkler system
- Zoning: P-I (Planned Industrial)

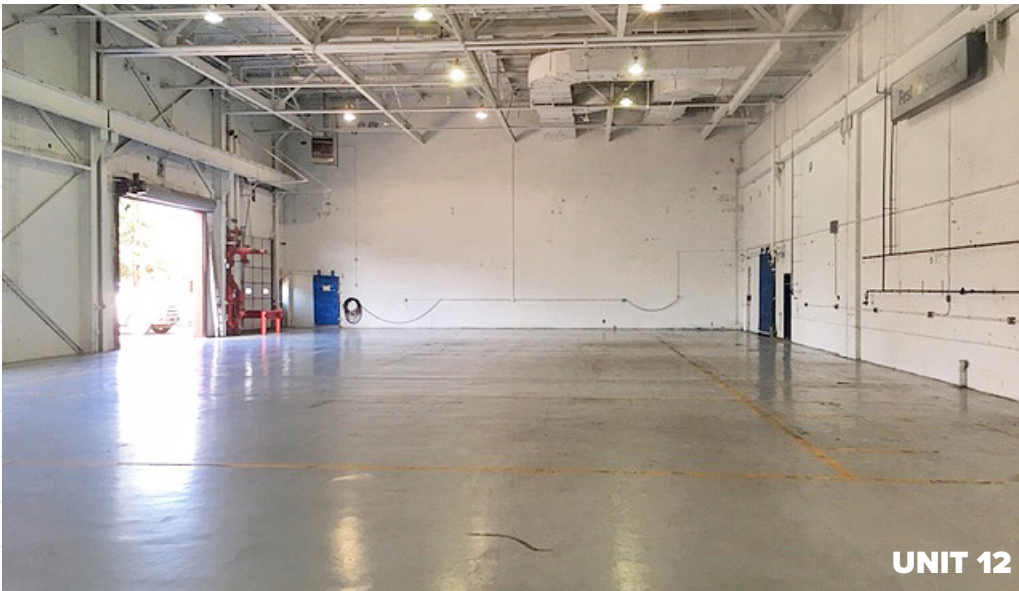


**UNIT 3**

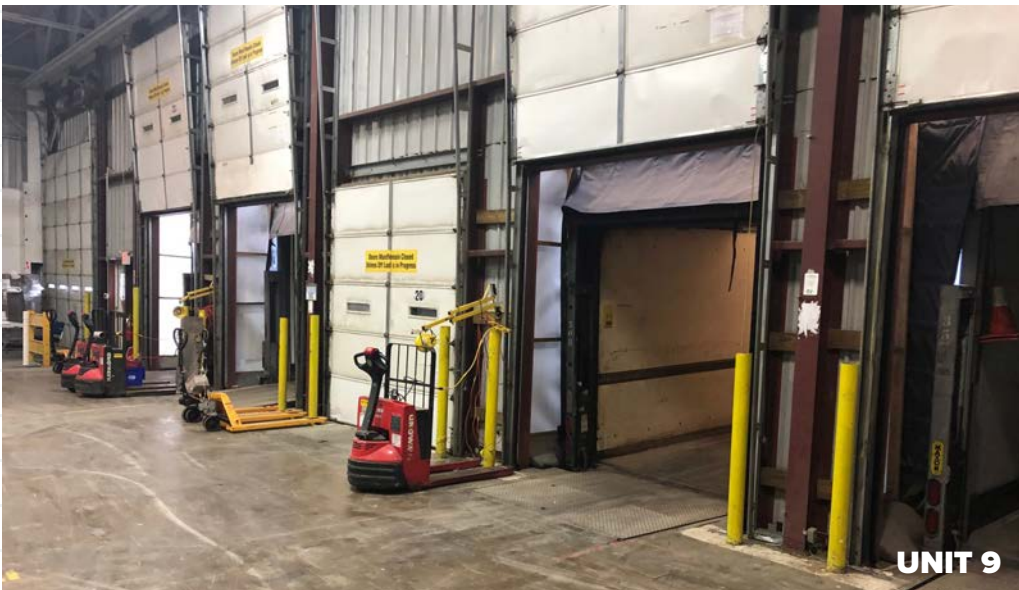


**UNIT 12**





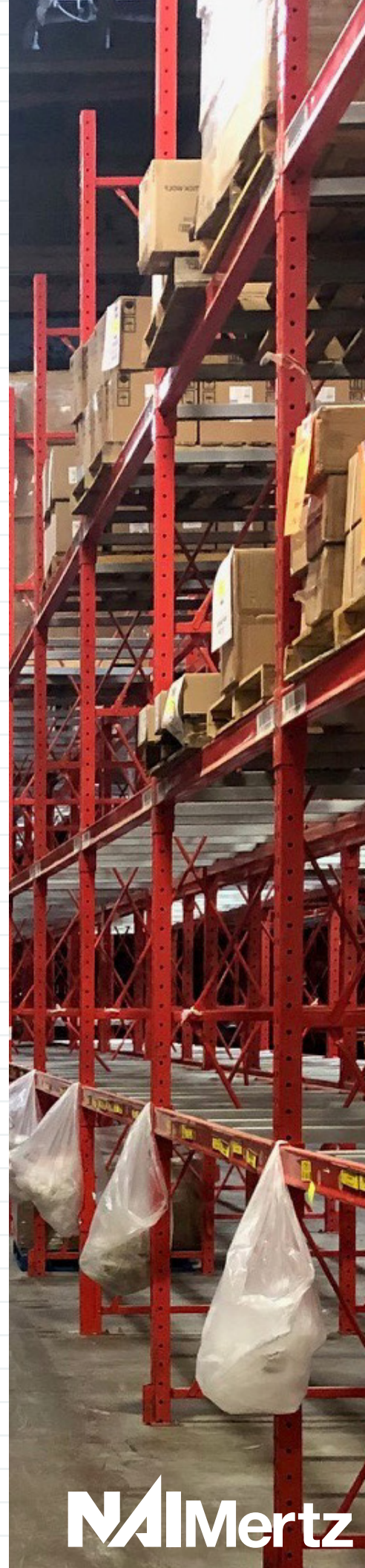
UNIT 12



UNIT 9

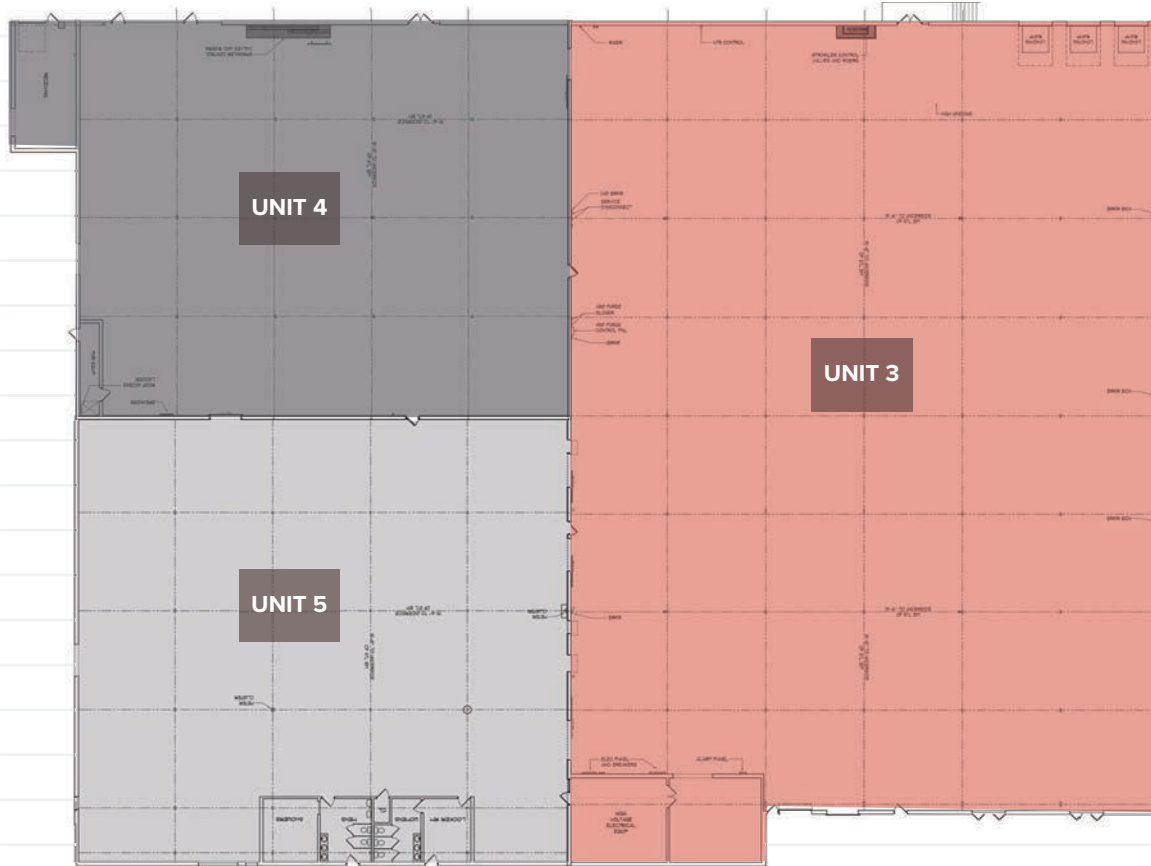


UNIT 9





# FLOORPLANS | BRISTOL COMMERCE CENTER



## UNIT 3-4-5

59,786 SF

## DIVISIBLE

UNIT 3 31,876 SF

149' x 199'7"

3 tailgate doors

18'± to underside of steel

UNIT 4 13,225 SF

124'2" x 99'6"

3 tailgate doors

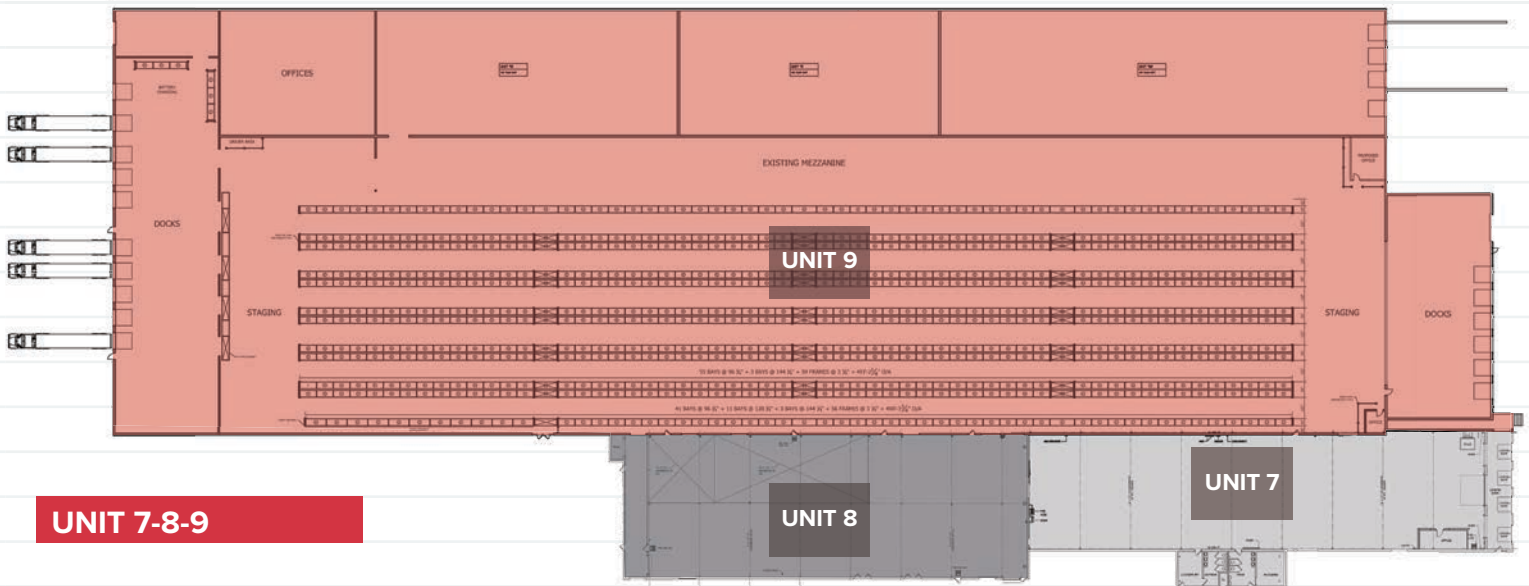
1 drive-in door at grade

18'± to underside of steel

UNIT 5 14,685 SF

124'2" x 112'2"

18'-18'8"± to underside of steel



## UNIT 7-8-9

143,041 SF

## DIVISIBLE

UNIT 7 13,930 SF

239' x 53'1" | 16'2"± to underside of steel

UNIT 8 13,111 SF

199'7" x 66'2" | 21'4"± to underside of steel

UNIT 9 116,000 SF

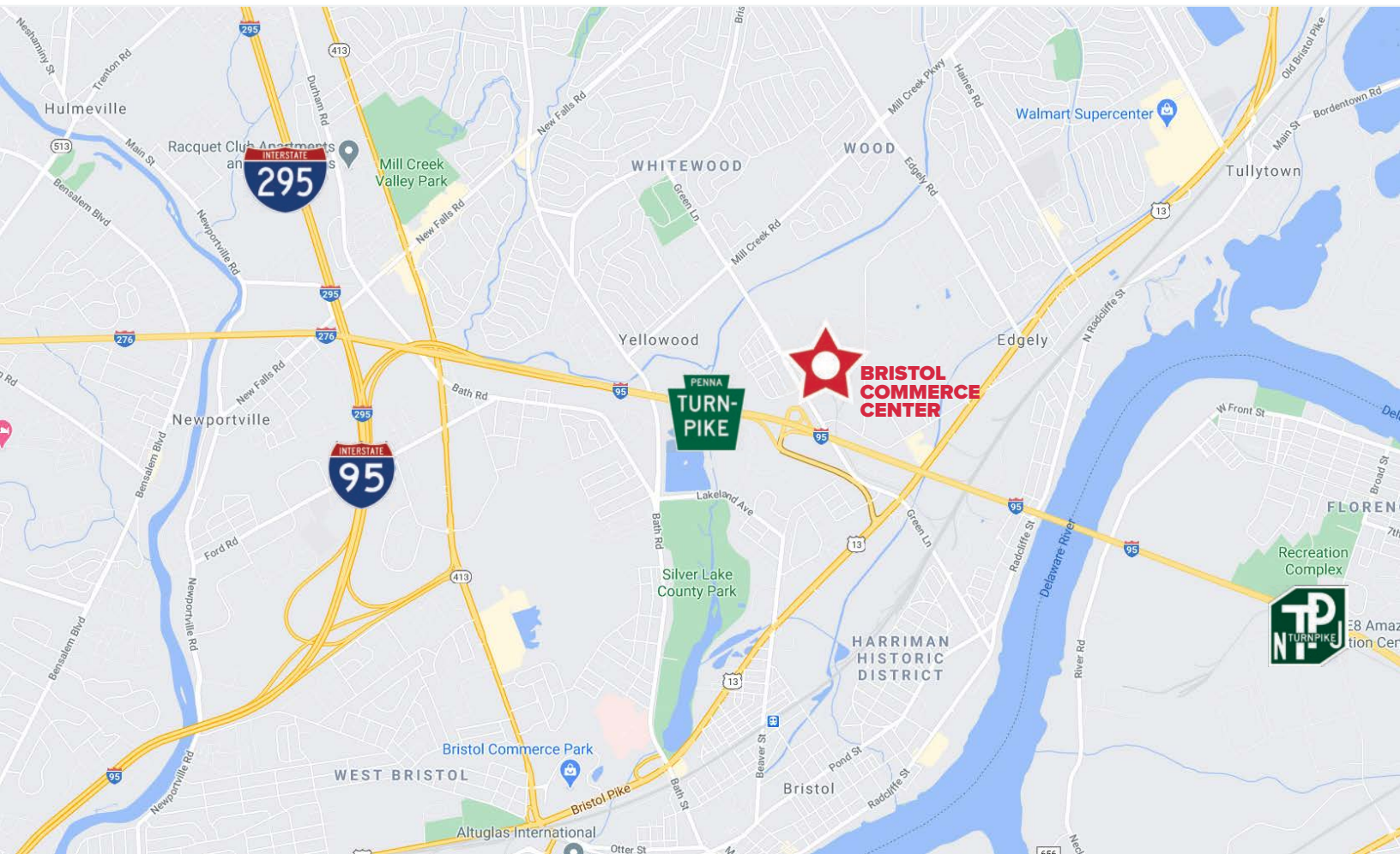
Warehouse areas: 199'7" x 66'2" | 186' x 51.75' | 96.25' x 51.33' Mezzanine: 30' x 500'

17 tailgate doors, 2 drive-in doors at grade | 26'± to underside of steel

22'± to underside of steel



## LOCATION INFORMATION



## FOR MORE INFORMATION

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**Distance to:**

Pennsylvania Turnpike	1.5 mi
I-95 / I-295	3.5 mi
New Jersey Turnpike	8.0 mi
Tioga Marine Terminal	19.5 mi
City Center Philadelphia	25.0 mi
Packer Avenue Terminal	27.5 mi
Philadelphia International Airport	32.5 mi

**IDEAL LOCATION  
FOR NORTHEAST  
DISTRIBUTION**

New York City	77 mi
Baltimore	130 mi
Washington, DC	168 mi
Boston	286 mi
Pittsburgh	325 mi

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