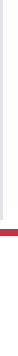
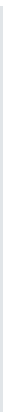


AVAILABLE FOR SALE

2605 Durham Road Bristol, PA | Bucks County

POTENTIAL FOR REDEVELOPMENT! PORTFOLIO OF 4 BUILDINGS
FEATURING OFFICES, WAREHOUSES, AND A SHOPPING CENTER



Property Information

BUILDING 1	15,860 SF 2-story office bldg (8,510 SF) w/ warehouse (7,350 SF)
BUILDING 2	7,948 SF 3-unit shopping center with vacant restaurant
BUILDING 3	2,184 SF 1-story warehouse
BUILDING 4	2,315 SF 2-unit (apartment and office) with garage space
YEAR BUILT	1988
ACREAGE	2.74 acres total
PARKING	Ample parking - 24+ spaces on paved lot
ZONING	M1 - Light Manufacturing District (Bristol Township)
PARCELS	Parcel A: 05-020-026-003 Parcel B: 05-020-027
TAXES	Parcel A: \$23,967 (2019) Parcel B: \$29,478 (2019)

Contact Information:

Zena Charokopos

+1 215 396 2900 ext 103
zena.charokopos@naimertz.com

Rick Gordon

+1 856 802 6517
rick.gordon@naimertz.com

NAI Mertz
210 East Street Road, Suite 3B
Feasterville-Treose, PA 19053
+1 215 396 2900 | naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAIMertz

Zoning Permitted Use Include

POTENTIAL USES

- Trade or Commercial School
- Private Club
- Daycare Center
- Office
- Medical Office
- Retail Shop
- Large Retail Store
- Financial Establishment
- Sit-Down Restaurant
- Repair Shop
- Funeral Home or Mortuary
- Motel, Hotel, or Inn
- Tavern
- Veterinary Office or Clinic
- Nursery
- Contracting
- Group Homes

USES BY SPECIAL EXCEPTION

- Indoor Entertainment/Athletic Facility
- Automotive Sales - New
- Truck Sales

CONDITIONAL USES

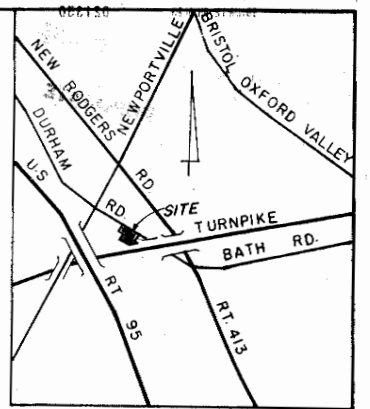
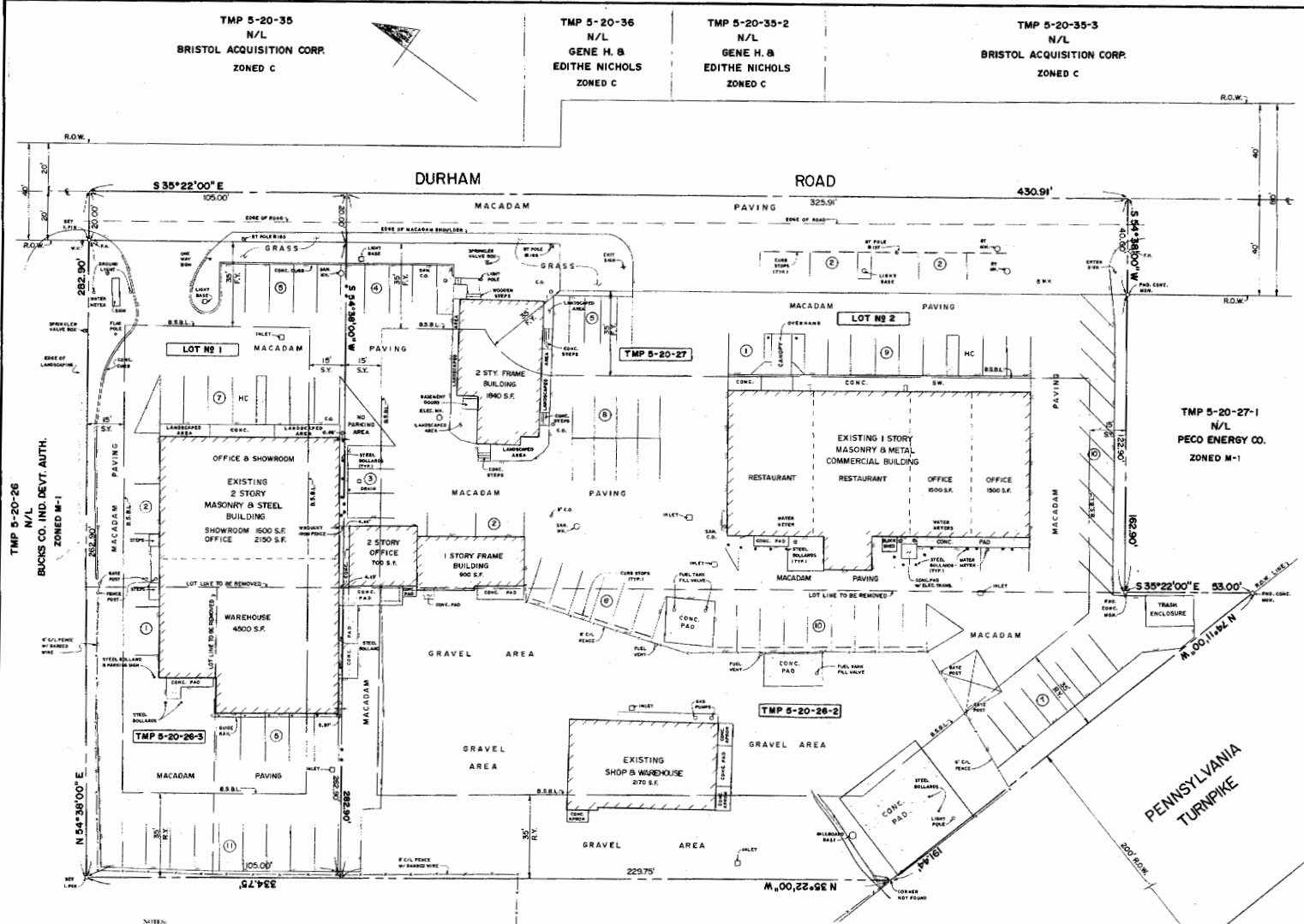
- Nursing Home
- Service Station
- Car Wash
- Commercial Kennel
- Emergency Services



Location Information

The property is located in Bristol Township, Bucks County. Situated conveniently with easy access to major highways and roads, including Route 413, Route 13, Route I-95, Interstate 276 (The Pennsylvania Turnpike) and Route 1. Convenient access to Philadelphia and New Jersey. Multitude of retail and other amenities along Durham Road and New Falls Road.





LOCATION PLAN

As a condition of the approval of this plan, the applicant shall be responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

FINAL PLAN

As a condition of the approval of this plan, the applicant shall be responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

NOTES:

1. The proposed development is shown on the attached site plan.
2. The proposed development is shown on the attached site plan.
3. The proposed development is shown on the attached site plan.
4. The proposed development is shown on the attached site plan.
5. The proposed development is shown on the attached site plan.
6. The proposed development is shown on the attached site plan.
7. The proposed development is shown on the attached site plan.
8. The proposed development is shown on the attached site plan.
9. The proposed development is shown on the attached site plan.
10. The proposed development is shown on the attached site plan.

TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT

Lot Area	Proposed Development	Proposed Development	Proposed Development	Proposed Development
1.000	2.000	3.000	4.000	5.000
6.000	7.000	8.000	9.000	10.000
11.000	12.000	13.000	14.000	15.000
16.000	17.000	18.000	19.000	20.000
21.000	22.000	23.000	24.000	25.000
26.000	27.000	28.000	29.000	30.000
31.000	32.000	33.000	34.000	35.000
36.000	37.000	38.000	39.000	40.000
41.000	42.000	43.000	44.000	45.000
46.000	47.000	48.000	49.000	50.000
51.000	52.000	53.000	54.000	55.000
56.000	57.000	58.000	59.000	60.000
61.000	62.000	63.000	64.000	65.000
66.000	67.000	68.000	69.000	70.000
71.000	72.000	73.000	74.000	75.000
76.000	77.000	78.000	79.000	80.000
81.000	82.000	83.000	84.000	85.000
86.000	87.000	88.000	89.000	90.000
91.000	92.000	93.000	94.000	95.000
96.000	97.000	98.000	99.000	100.000