



For lease

**1501 S Pennsylvania Avenue
Morrisville, PA**

Industrial Outdoor Storage

±8,253 SF Service Facility

3.8 Acres

Site Plan

Property Highlights

- Site Size: 3.8 acres
- Building Size: ±8,253 SF
- Zoning: Industrial (RD-1)
- Fenced, lit and graveled
- Under new, professional ownership
- Dedicated employee/visitor parking

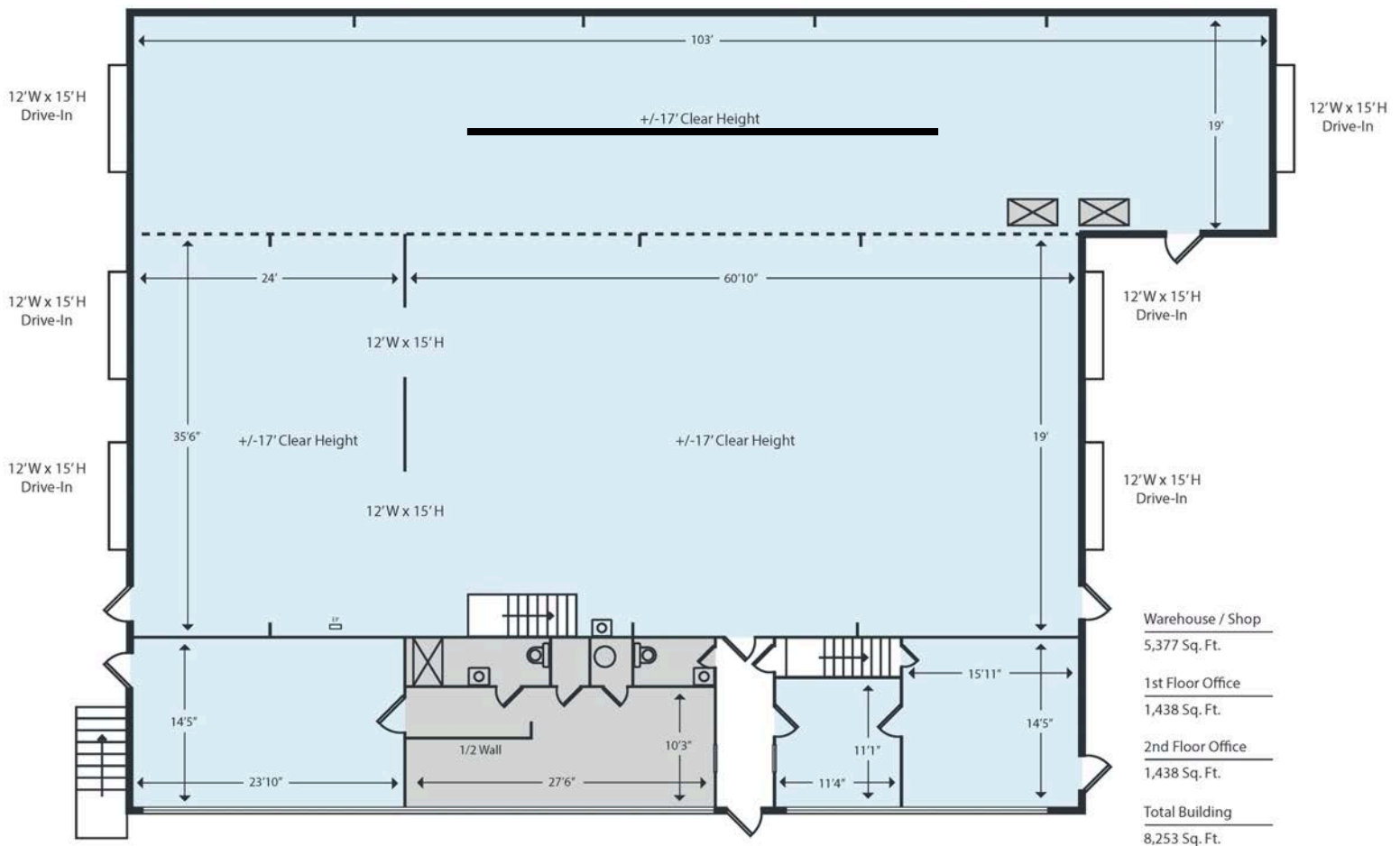


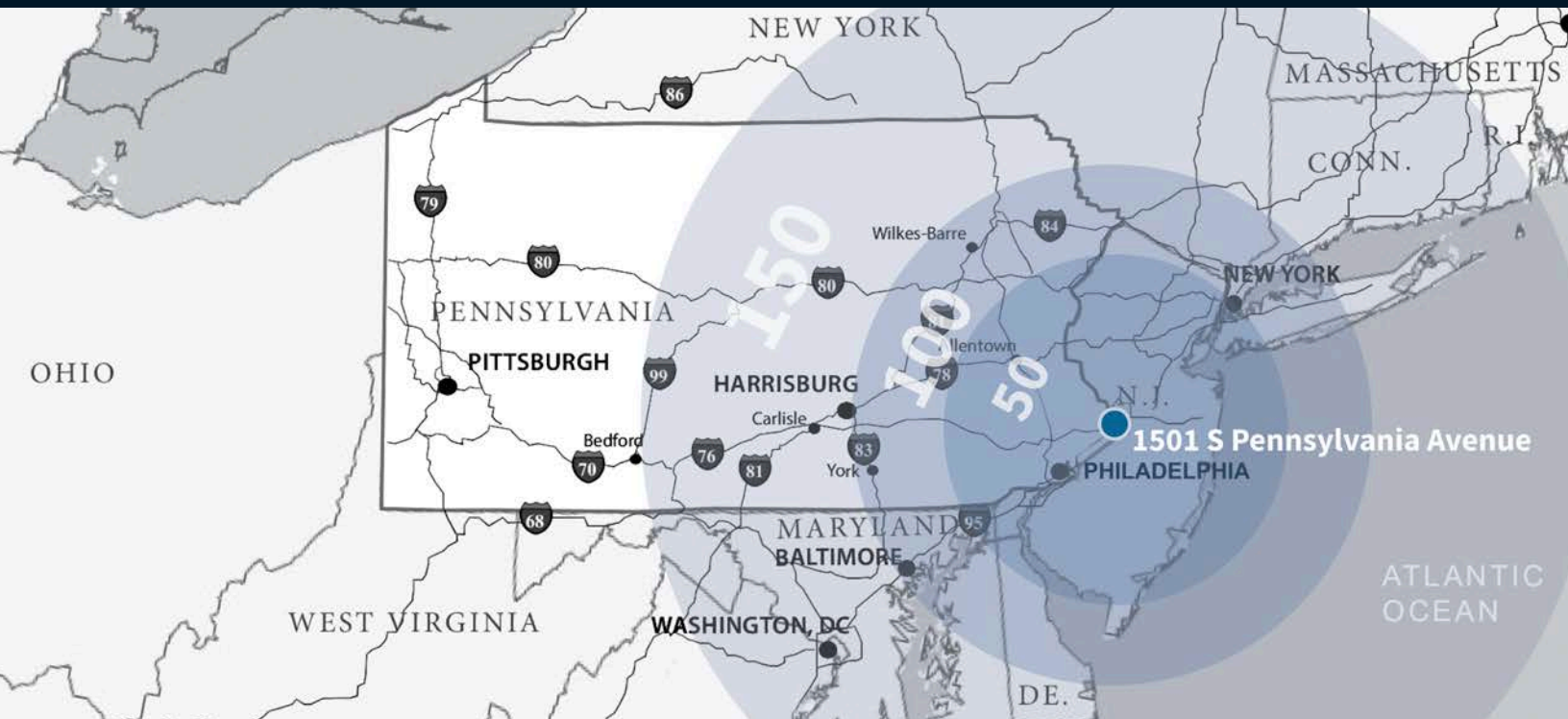


Building Plan

Building Highlights

- ±8,253 SF
- Six (6) drive-in doors (12'x 15')
- Drive-thru accessibility
- 17' clear height
- Bi-level office space





1501 S Pennsylvania Avenue

MORRISVILLE, PA

DISTANCES TO CITIES

	Distance (mi)	Drive Time (hrs)
Philadelphia, PA	32	40 min.
New York, NY	67	1 hr 10 min.
Baltimore, MD	130	2 hr. 10 min.
Washington, DC	168	2 hr. 50 min.
Boston, MA	280	4 hr. 20 min.

DISTANCES TO PORTS

Port of Philadelphia	28	30 min.
Port of Wilmington	61	1 hr. 2 min.
Ports of NY/NJ	63	1 hr 5 min.
Port of Baltimore	134	2 hr. 10 min.

- 11.5 million population within a 50-mile radius
- 639,324 labor force within a 30-minute drive time
- Efficient access to Route 1, Pennsylvania Turnpike, I-95, & NJ Turnpike
- Proximity to large industrial pockets in PA & NJ

DISTANCE TO AIRPORT

Philadelphia Airport	41	40 min.
JFK Airport	79	1 hr. 25 min.

DISTANCE TO INTERMODAL

Norfolk Southern Morrisville	8	14 min.
CSX Philadelphia	36	35 min.

Mitch Russell
mitch.russell@jll.com
+1 610 249 2274

Kyle Lockard
kyle.lockard@jll.com
+1 610 249 2299

Larry Maister
larry.maister@jll.com
+1 610 249 2297

jll.com

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