



JONES LANG
LASALLE®

Real value in a changing world

Bridge Business Center

Bristol, Pennsylvania 19007

Small suites and large user availabilities – Laboratory, flex & office suites available
850 s.f. – 89,000 s.f.

***Build-to-suit opportunity for up to 60,000 s.f.*



Property highlights

- Site comprised of 30 acre campus with 300,000 sf of Lab/R&D, pilot/batch plant manufacturing, office and flex warehouse (30 ft ceiling height) space
- Infrastructure Ready: Heavy power, water and natural gas
- Designated Keystone Innovation Zone and LERTA District
- Convenient Access to I-95, I-295, PA Turnpike, NJ Turnpike and Burlington-Bristol Bridge
- **Laboratory** asking rate: \$21.00 / rsf plus utilities (360 George Patterson Blvd)
- **Office/R&D** asking rate: \$14.50 / rsf plus utilities (310 George Patterson Blvd)
- **Flex** asking rate: \$5.00 / rsf plus NNN (310 George Patterson Blvd)

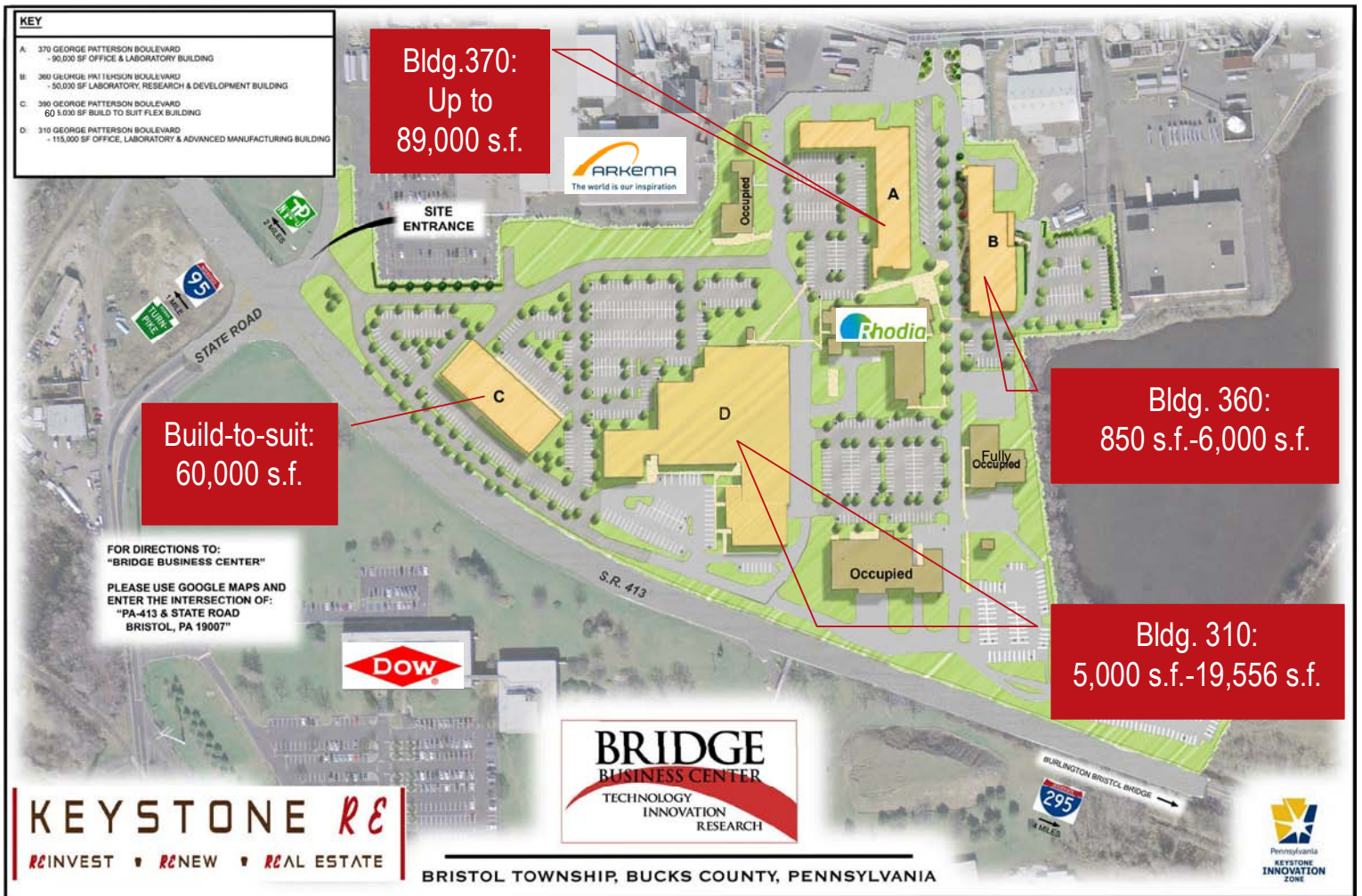
Expressions of interest

Tom Weitzel
+1 215 399 1840

Kim Meincke
+1 610 263 5814

Scott Dunwoody
+1 215 399 1826

Campus Overview



*Approvals for 60,000 s.f. of flex or Lab/R&D build-to-suit

Focus on Energy and Sustainability:

- Green Jobs Academy through Bucks County Community College
- Natural gas powered micro turbines to generate electricity – 1 of 9 sites in PA
- Partnered with Ben Franklin Technology Partners to become a leader in alternative-energy and clean technology development

High Quality Tenancy:

- Dow Chemical
- Rhodia
- Bucks County Community College
- Y-Carbon
- Keystone Industries
- Gamesa

Expressions of interest

Tom Weitzel
+1 215 399 1840

Kim Meincke
+1 610 263 5814

Scott Dunwoody
+1 215 399 1826

Jones Lang LaSalle
www.us.joneslanglasalle.com