



**JONES LANG
LASALLE**

Real value in a changing world

Bridge Business Center

360 George Patterson Boulevard

Bristol, Pennsylvania 19007

Laboratory Space: 1,000-20,000 s.f. available



Property highlights

- Part of a 30 Acre campus comprised 300,000 sf of lab/R&D, pilot plant manufacturing, office and administrative offices
- Ideal uses: R&D and Chemistry Lab with offices if needed
- Building areas designed to handle detonation hazards & chemical storage
- Chemical storage within the building
- Designated Keystone Innovation Zone and LERTA District
- Convenient Access to I-95, I-295, PA Turnpike, NJ Turnpike and Burlington-Bristol Bridge
- Fully Sprinklered; on-site 24 hour emergency services
- 15' ceiling height
- On-site facilities manager
- Asking Rate: \$21.00/rsf for standard laboratory space

Expressions of interest

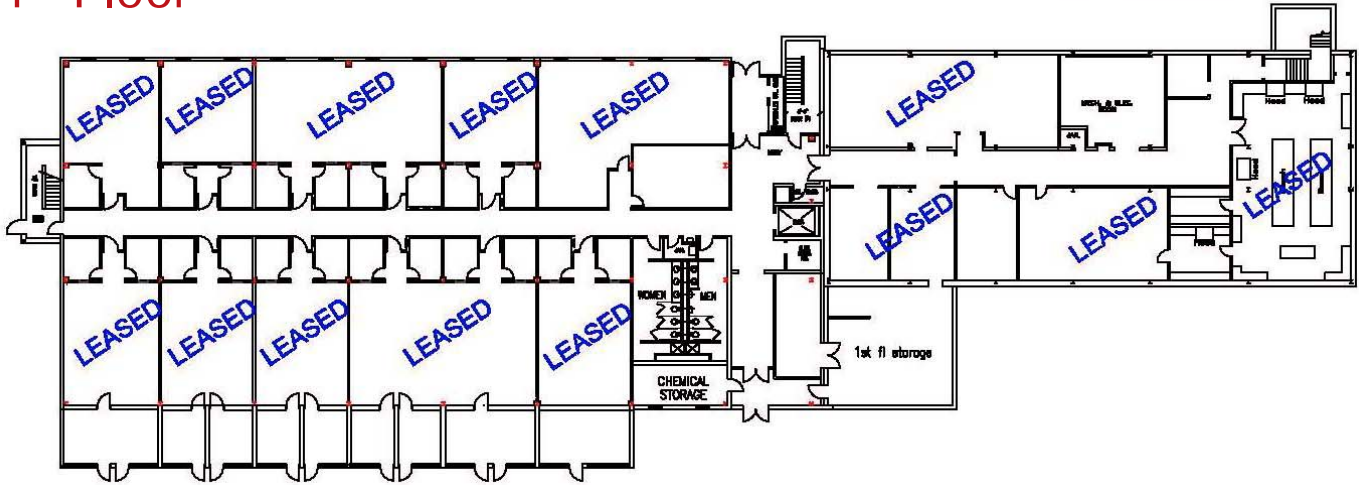
Tom Weitzel
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1st Floor

- 101-A-1,613sf
- 101-B-4,301sf
- 101-C-403sf
- 101-D-470sf
- 102-1,478sf
- 103-1,499sf
- 104/106-3,064sf
- 105-981sf
- 107/109-1,989sf
- 108-1,505sf
- 110-1,505sf
- 111-1,021sf
- 112-1,505sf
- 113-1,021sf
- 1st fl storage-941sf

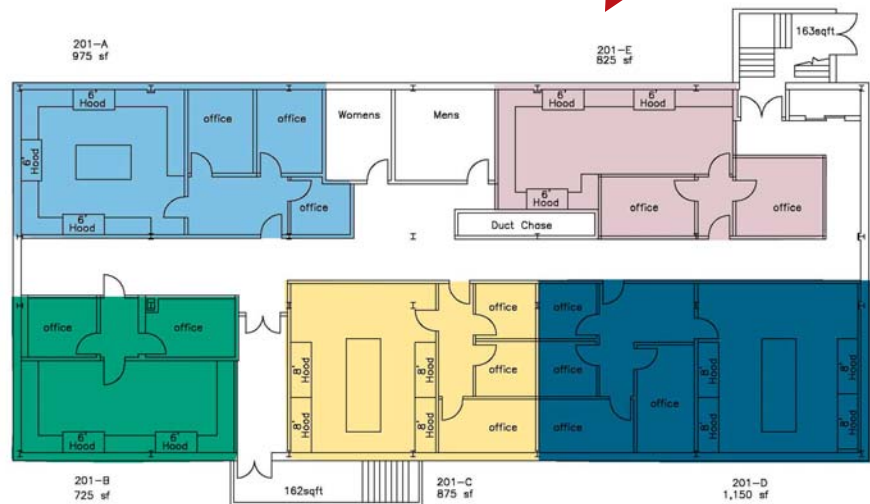


2nd Floor

- 201-A-8,669sf
- 202-1,142sf
- 203-2,050sf
- 204-1,142sf
- 205/207-2,003sf
- 206/208-2,325sf
- 209-995sf
- 210/212-2,332sf
- 211-1,015sf
- 213-1,035sf
- 2nd fl storage-2,015sf



2nd Floor Potential



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Jones Lang LaSalle
www.us.joneslanglasalle.com