

805 N Wilson Ave

BRISTOL, PENNSYLVANIA

FOR LEASE

100,170 SF Warehouse
& 6 Trailer Spaces



Rendering

July 2026



July 2026



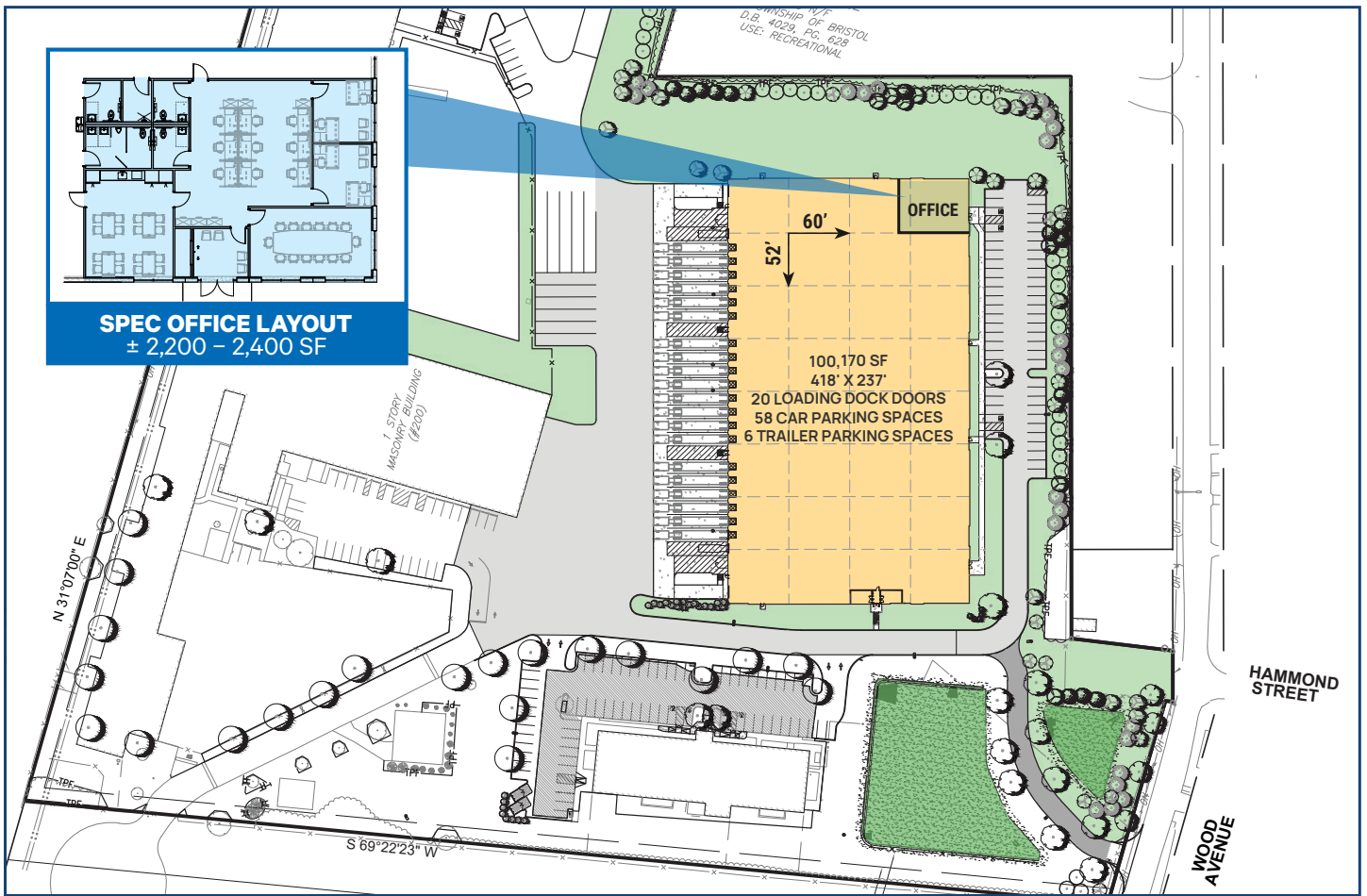
July 2026



Property Summary

ADDRESS	805 N Wilson Ave, Bristol, PA	ROOF TYPE	60 Mil Singly Ply TPO Membrane System White Mechanically Fastened Over Insulation Over R-17.4 Roof Insulation
NET RENTABLE SQUARE FOOTAGE	100,170 SF	FIRE SUPPRESSION	ESFR Sprinkler System
OFFICE SF	± 2,200 - 2,400 SF	ELECTRICAL SERVICE	1,200 Amp 480/277V 3 Phase (Ability to increase if needed)
ACREAGE	6.92	LIGHTING	25 Footcandle at 30" AFF
TOTAL LOADING DOORS	22 dock doors 20 with dock packages 2 drive-in doors	PARKING	58 Car Parking Spaces
CLEAR HEIGHT	36' Clear Height (Ability to increase to 80' by right)	TRAILER PARKING	6 Trailer Parking Spaces
COLUMN SPACING	52' x 60' Typical	TRUCK COURT	130' Truck Court with ±73' concrete apron
SUPERSTRUCTURE	10" Insulated Precast Walls		

Site Plan



KEY ACCESS POINTS

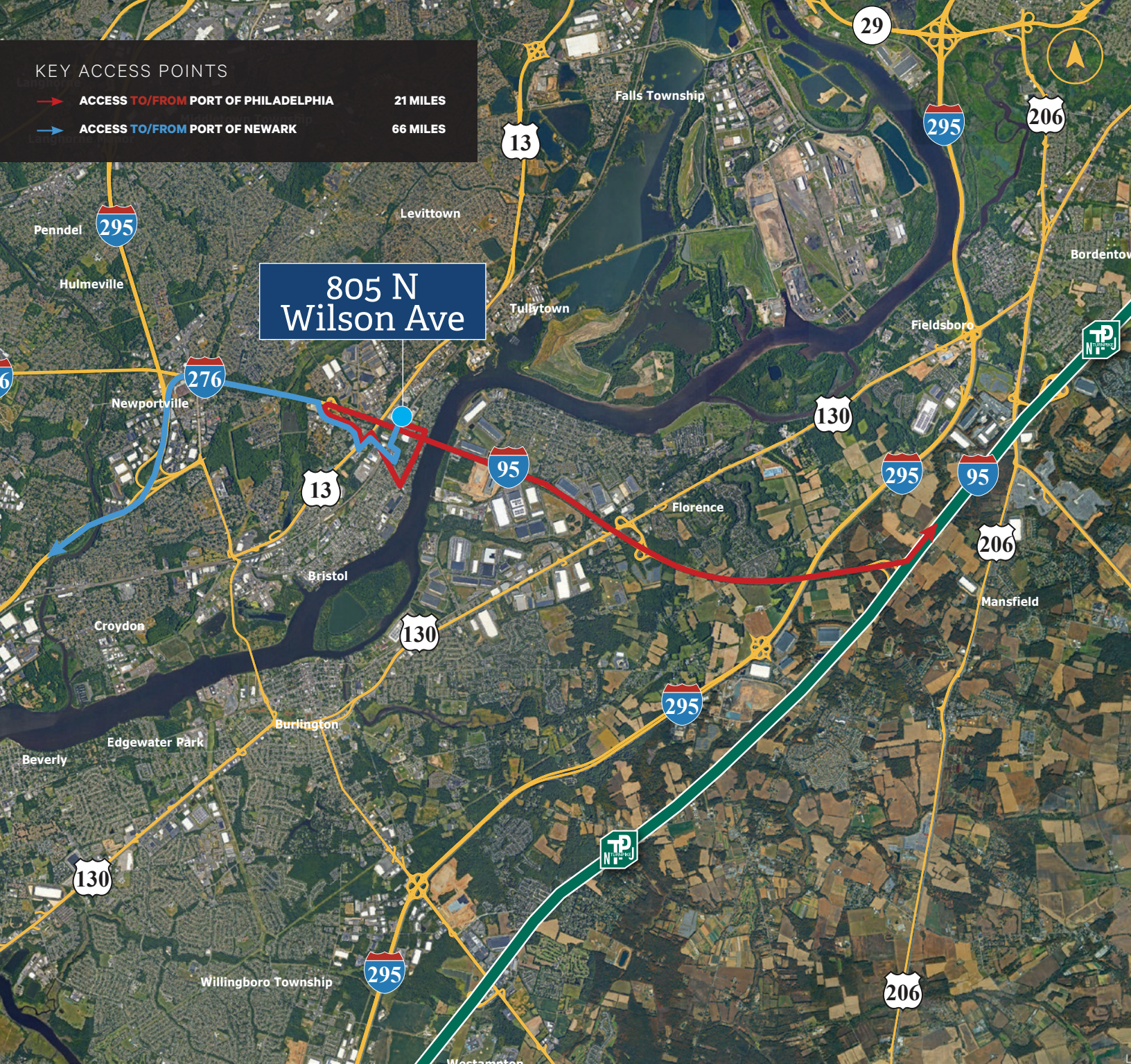
→ ACCESS TO/FROM PORT OF PHILADELPHIA

21 MILES

→ ACCESS TO/FROM PORT OF NEWARK

66 MILES

805 N
Wilson Ave



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