



FOR LEASE

Ten Steel Road E. Morrisville, PA

**±60,429 SF Crane-Served
Heavy Industrial Facility**



View online at colliers.com/p-usa1169762

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BUILDING

Total Size	±60,429 SF
Warehouse	±57,065 SF
Office	±3,364 SF
Lot Size	5.83 AC (254,040 SF)
Year Built	1988
Zoning	HI Heavy Industrial
2026 Taxes	\$86,961
Parking	Approximately 25 car parking spaces

CONSTRUCTION

Walls	Galvanized steel insulated sandwich panels
Floors	Concrete
Roof	Standing-seam metal roof updated March 25, 2025
Ceiling Height	33' under beam sloping to 24'6"
Column Spacing	66'x27' and 62'x27'

CRANE CAPACITY

Bay 1	- Philadelphia Tramrail 20 ton 19' under bridge - Konecranes 30 ton 17' under bridge
Bay 2	Philadelphia Tramrail 20 ton 19' under bridge
Bay 3	Philadelphia Tramrail 15 ton 19' under bridge
Coverage	All cranes travel approximately 287' and span 60'

DESCRIPTION

An approximate 60,000 SF, one-story, crane-served, pre-engineered metal building offering heavy power capacity and fully air-conditioned and heated space to support demanding industrial or advanced manufacturing use.

LOADING

- 4 tailgate docks – 10' x 8'
- 2 oversized drive-in doors – 16' x 25'

COMPRESSED AIR

- FC Curtis NXB30 fixed-speed system – ±30 HP
- FC Curtis GSv-7 variable-speed drive system with DemandSmart energy management – ±60 HP

RESTROOMS

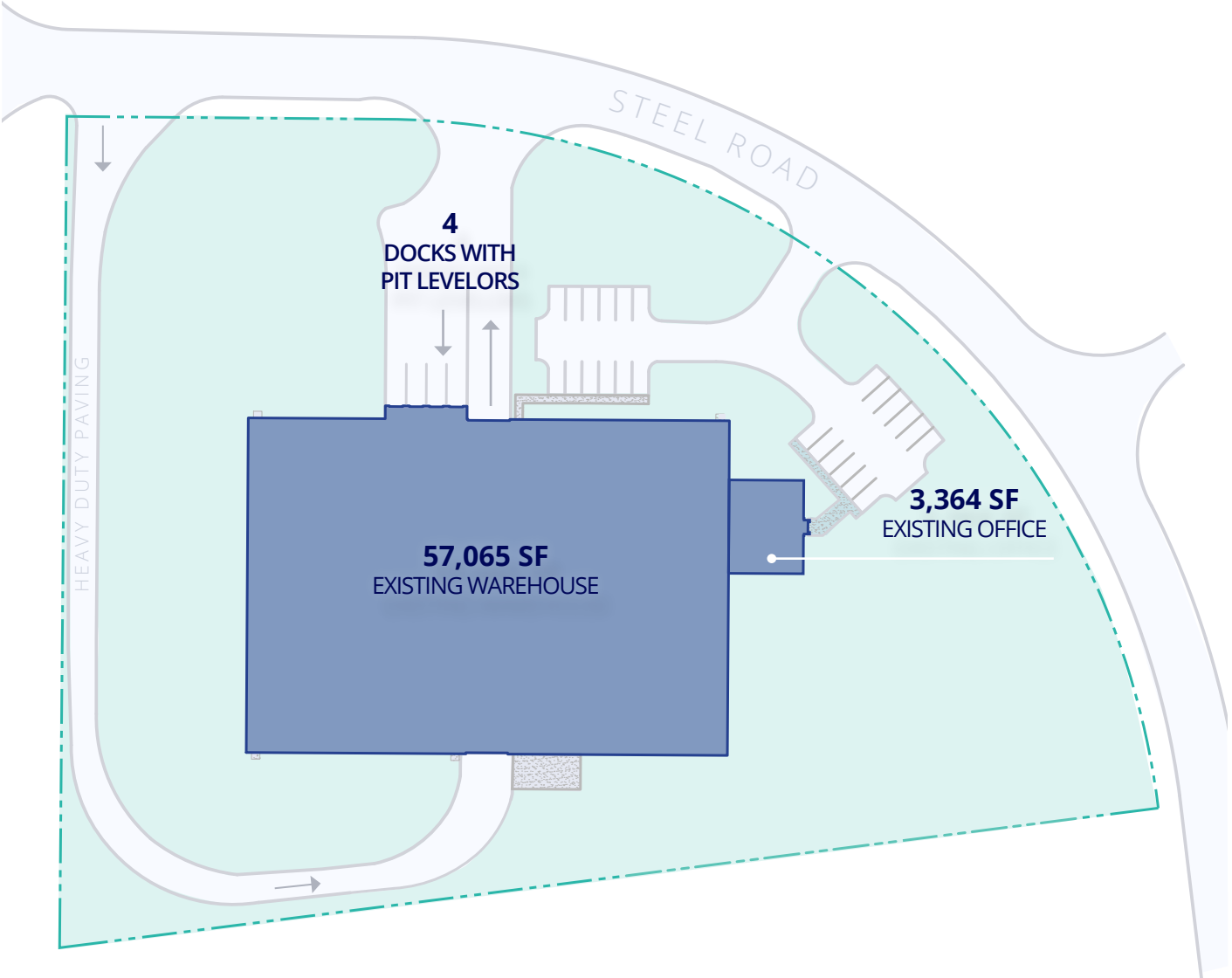
- Three single-stall restrooms within the front office area
- One multi-stall restroom with locker room and shower
- Includes one shower, two urinals and two toilet stalls

BUILDING SYSTEMS

Office HVAC	Rooftop combination units
Warehouse HVAC	HVAC system, three oversized fans and three Reznor units
Sprinkler	Wet sprinkler system
Electric	480 volt service - Heavy Power
Water	Public
Sewer	Public

SITE PLAN

CLICK TO REVEAL



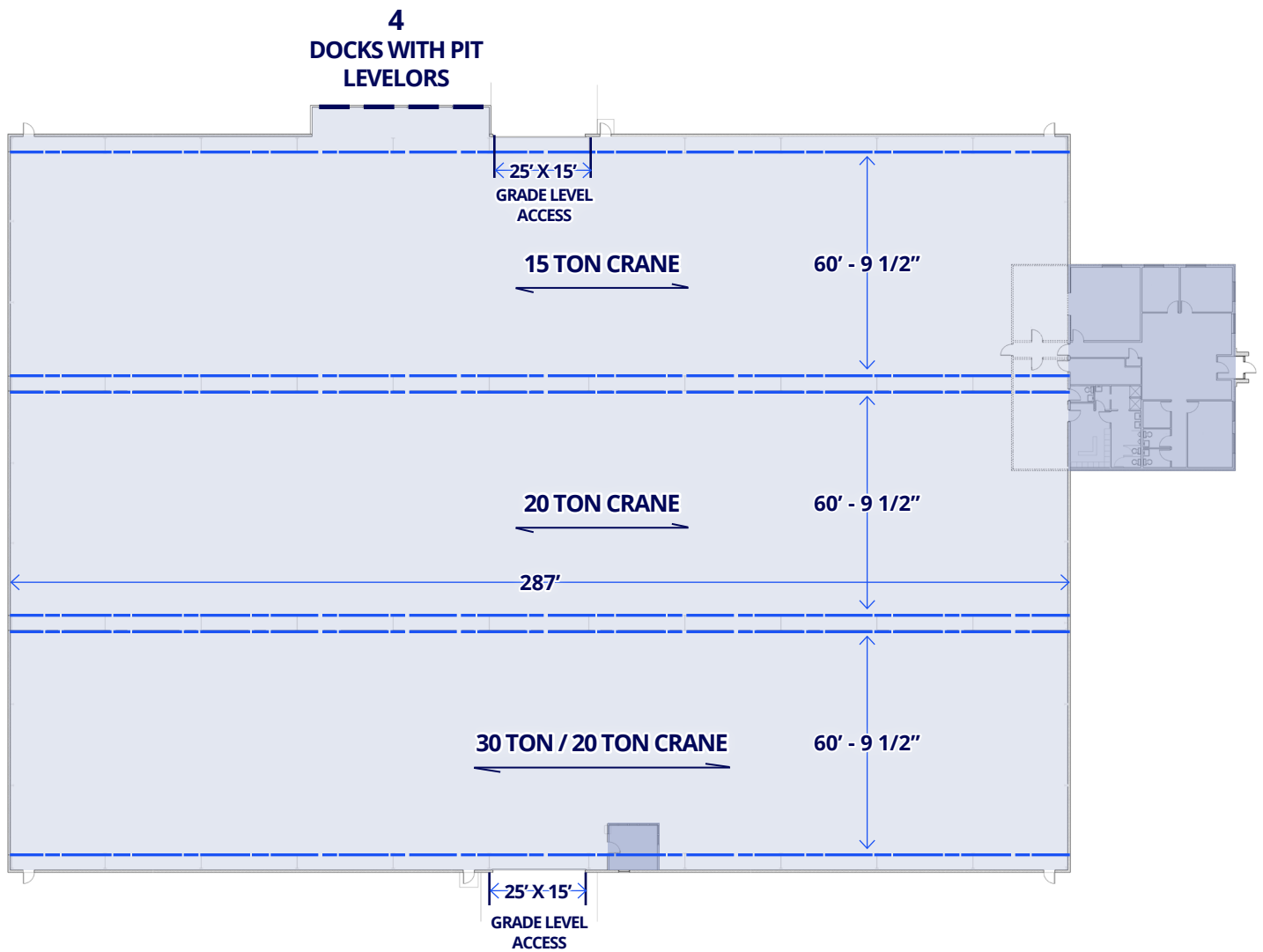
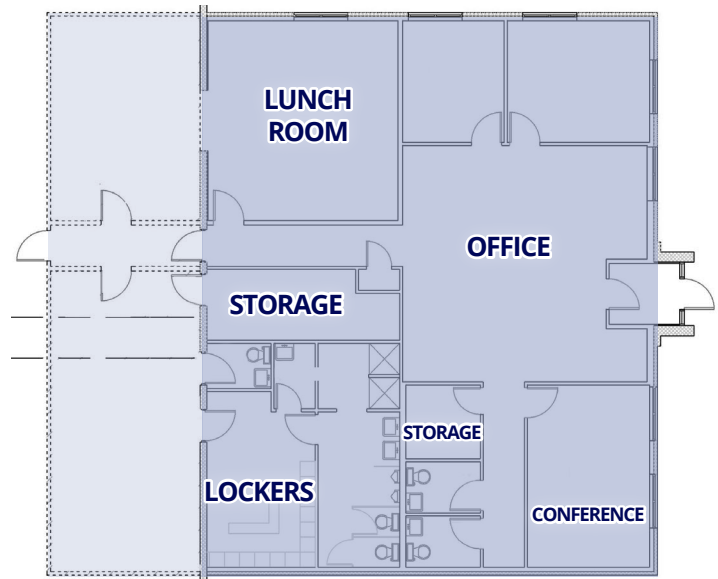
*PRIOR APPROVAL BY THE CITY

FLOOR PLAN

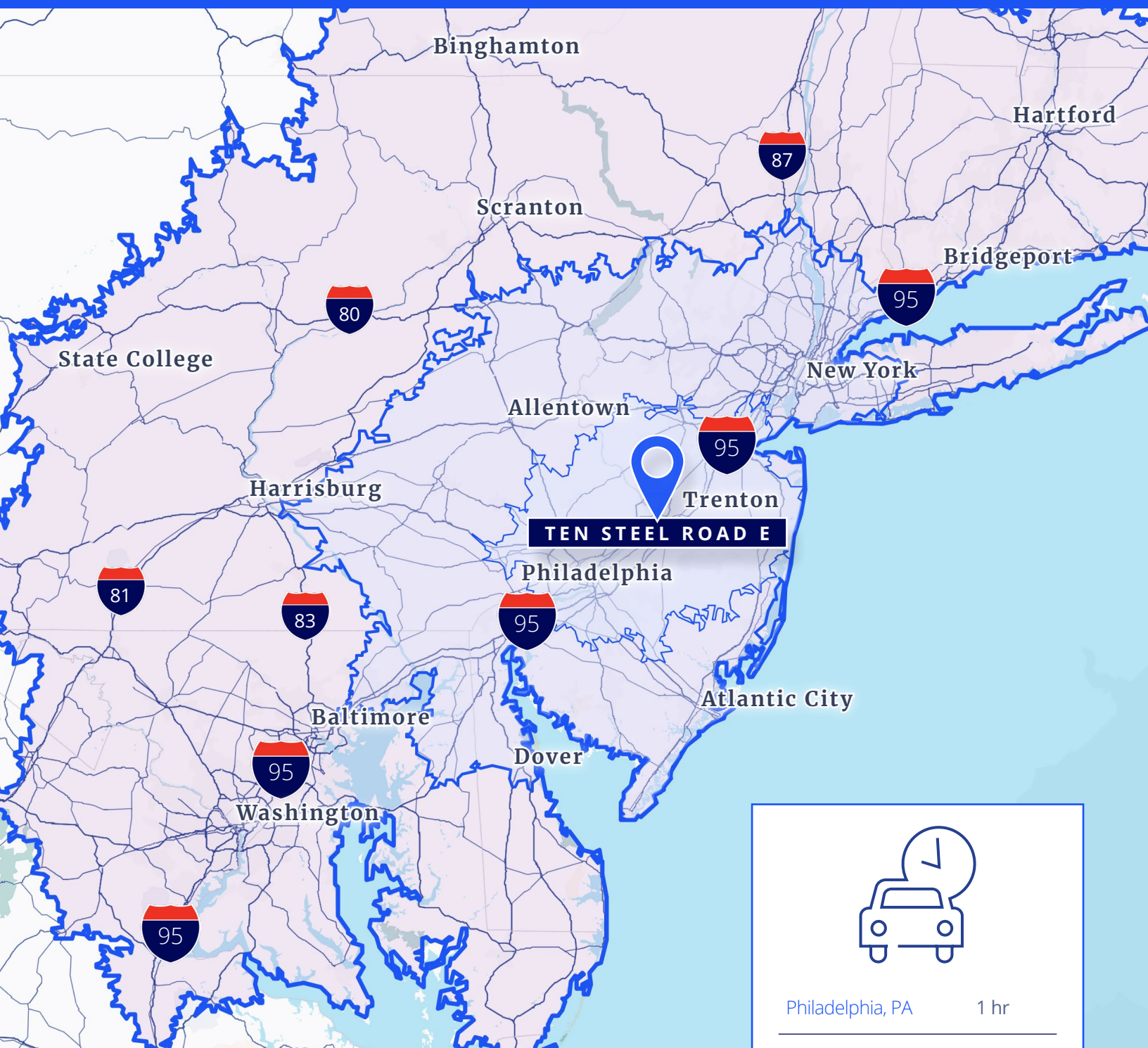
±57,065 SF
WAREHOUSE

±3,364 SF
OFFICE

CRANE RAIL



STRATEGIC EAST COAST CONNECTIVITY



HIGHLIGHTS

- Minutes to US Route 1, I-95 and the PA Turnpike (I-276)
- Convenient access to PA Turnpike Exit 358 / Delaware Valley
- Multiple Delaware River crossings provide direct connectivity to NJ
- Strategic access to the I-95 corridor and major Eastern Seaboard markets
- Centrally positioned between Philadelphia and New York City, with connectivity to Baltimore and Washington, DC



Philadelphia, PA	1 hr
New York, NY	1 hr, 46 min
Baltimore, MD	2 hr, 27 min
Washington, DC	3 hr, 30 min



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