

# 950 MILLER AVE

Croydon, PA



## PROMINENT WAREHOUSE WITH OFFICE SPACE FOR SALE

**10,800 SF TOTAL**

Warehouse: +/-7,000 SF  
Office: +/-3,800 SF

### PROPERTY FEATURES

- Sale Price: Call for information
- +/-10,000 SF (.22 acres) of outdoor storage
- Warehouse clear height: 16'
- Drive-ins: 3 12' x 13'
- Warehouse split into two:
  - +/-4,100 SF
  - +/-2,400 SF
- Office area comprised of:
  - 5 private offices
  - 2 bathrooms
  - Open area
- Situated in an industrial park area
- Easy access to Routes 13, 413 and Interstate 95



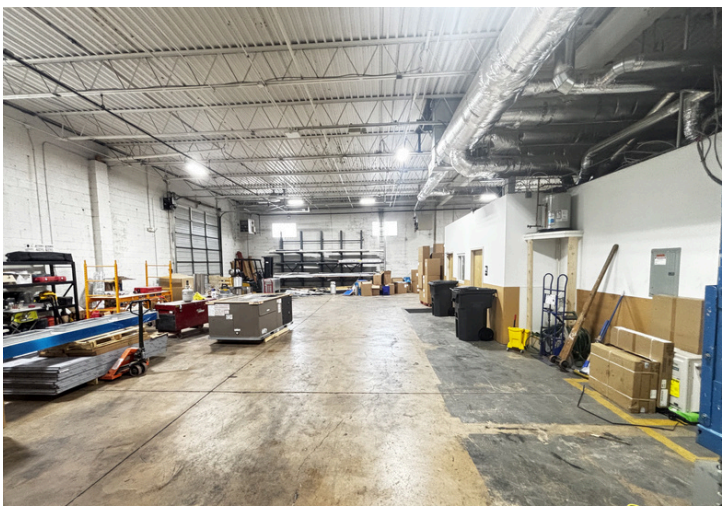
# FLOOR PLAN

**MILLER AVE**



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

# WAREHOUSE PROPERTY IMAGES



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# OFFICE PROPERTY IMAGES



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# OUTDOOR STORAGE IMAGES



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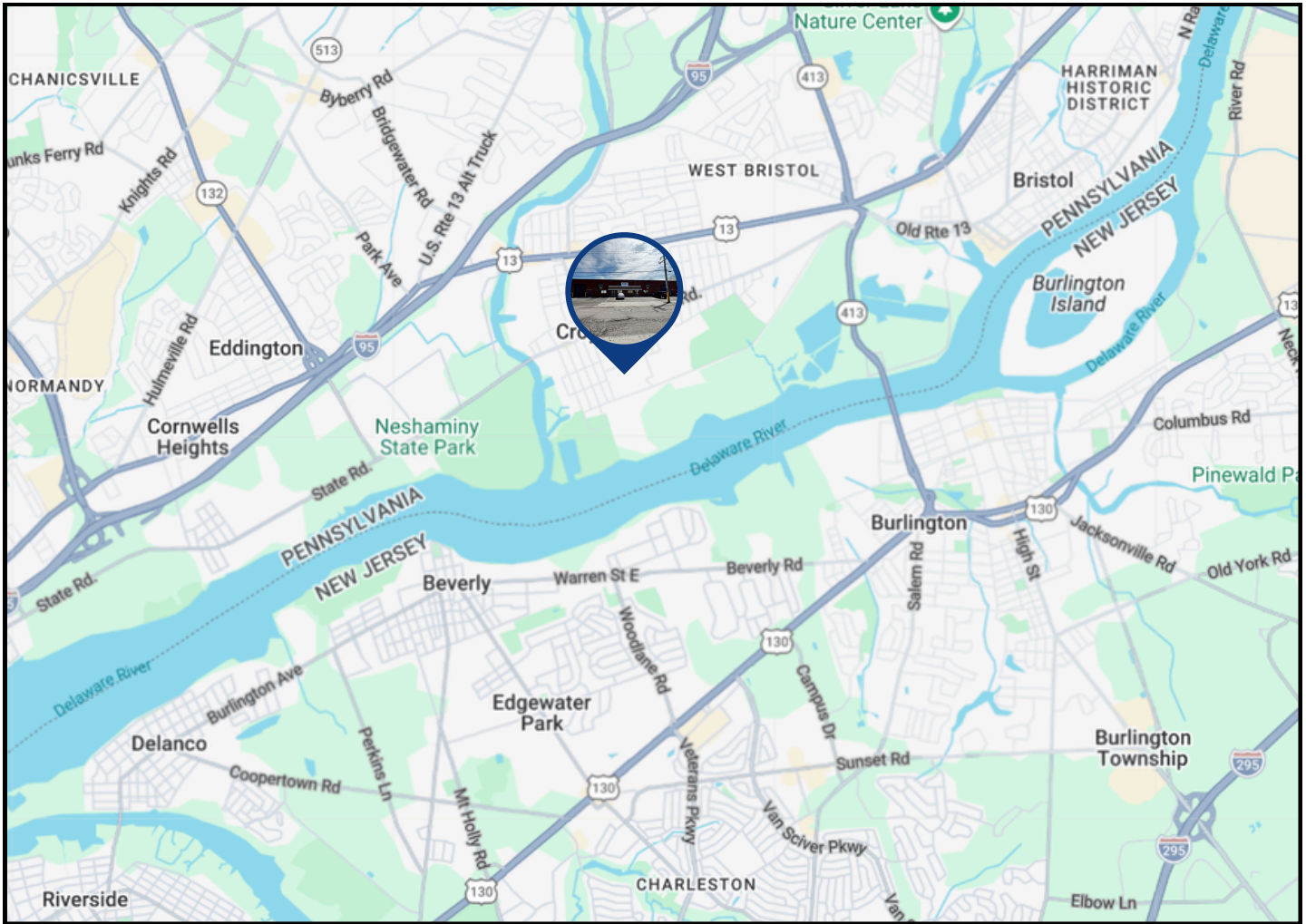


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# LOCATION OVERVIEW



## MAJOR ROUTES

Route 13	.5 miles
PA Route 413	1 miles
I-95	3 miles
I-276	7 miles
Route 1	7 miles
Route 130	7 miles
AC Expressway	30 miles

## MAJOR CITIES

Philadelphia	18 mi.
NJ State Line	2 mi.
Atlantic City	65 miles

## AIRPORTS

PHL Int'l Airport	20 mi.
Trenton Airport	22 mi.
ACY Int'l Airport	60 mi.

***Positioned in the heart of Bucks County with immediate access to U.S. Route 13 and PA Route 413, this property offers exceptional connectivity to Interstate 95, the PA Turnpike, and key New Jersey corridors including U.S. Route 130. Its proximity to Philadelphia International Airport and major regional markets makes it an ideal location for warehousing, distribution, and flex users seeking efficient access to both Pennsylvania and Southern New Jersey.***

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