

FOR LEASE INDUSTRIAL SPACE

140 TITUS AVENUE, WARRINGTON, BUCKS COUNTY, PA



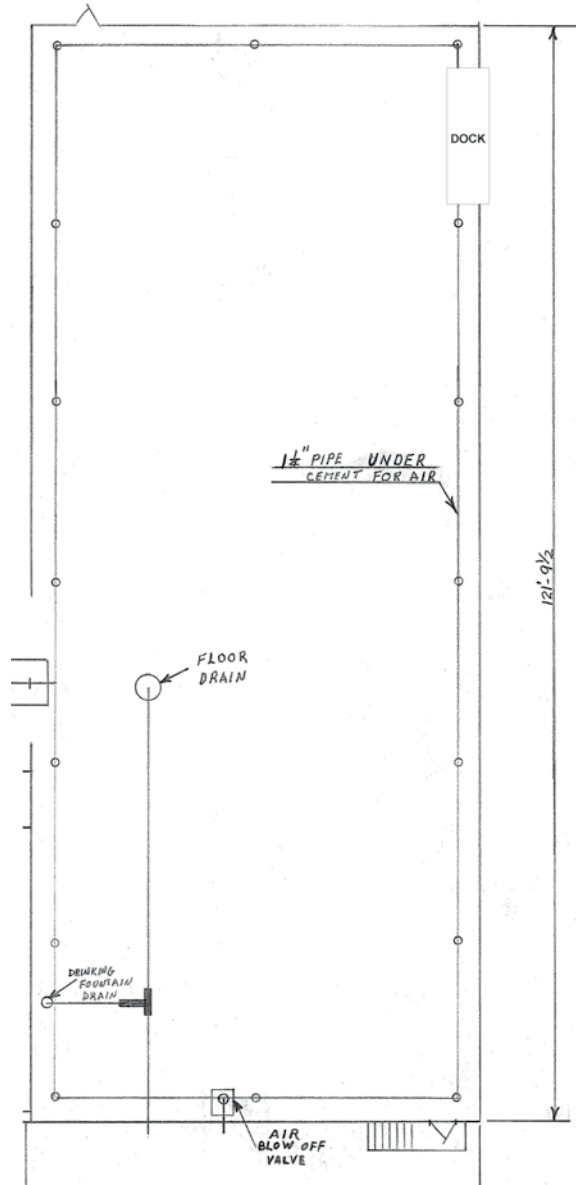
PROPERTY SPECIFICATIONS

Warehouse Building 4:..... 6,100 ± SF
Ceilings - 21' Clear
Loading Dock
Column Spacing - Clear Open Span 49' x 120'
Crane Served - 18' under crane
Restrooms - One (1) ADA
HVAC - Gas radiant heat and central air
Floors:Concrete
Walls: block and steel
Power: (sub metered)
277-480 Volt, 120-208 Volt, 3 Phase
Water: Public
Sewer: Public
Gas: Public
Municipality: Warrington Township
Tax ID: 50-031-028-004 (portion of)
Taxes (2023): \$80,998 (portion of)
Tax Assessment: \$464,360
Zoning: P11 - Planned Industrial
Taxes, Insurance, CAM (2026): \$1.96

PRESENTED BY:

GARY FUNK

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Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA





DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2024	3,252	61,313	168,352
Households 2024	1,359	22,665	64,921
Average Income 2024	\$148,362	\$145,579	\$154,106
Daily Traffic Counts	County Line Road 14,131± Easton Rd/Route 611 35,969±		

Zoning - Planned Industrial I

Permitted Uses

- Manufacturing
- Warehouse
- Laboratories, Research and Testing
- Wholesale
- Food Processing
- Professional or Business Office
- Entertainment or Recreational Facility
- Recreation Facility/Community Center
- Amusement Devices or Games
- Theater
- Miniature Golf Batting Cage
- Mini Self Storage Warehouses
- Accessory Commercial Uses

Conditional Uses

- Distribution Truck Terminal or Transfer Station
- Temporary Outdoor Display of Goods
- Accessory Commercial Uses

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