

FOR LEASE INDUSTRIAL SPACE

PENN'S  GRANT REALTY
Corporation

*150 Titus Avenue
Warrington, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Warehouse Building 5:..... 22,500 ± SF

- Ceilings - 22'-27' Clear
- Column Spacing - 20' x 50'
- Completely Crane Served - Three (3) Spanco
with two (2) ton cranes
- Loading - One (1) Tailgate with leveler, 12'x14' door;
One (1) Drive-in Door 12' x 14'
- Airlines throughout
- Restrooms - One (1) Men's (3 stalls, 2 urinals, 35 lockers)
One (1) Women's (1 stall)
- HVAC - Four (4) Reznor gas heater,
each with attached York AC unit

Building Construction: Engineered steel and block
Floors - concrete
Walls - block and steel

Power: 277-480 Volt, 120-208 Volt, 3 Phase

Water: Public

Sewer: Public

Gas: Public

Municipality: Warrington Township

Tax ID: 50-031-028-004

Taxes (2023): \$80,998 (portion of)

Tax Assessment: \$464,360

Zoning: P11 - Planned Industrial

Taxes, Insurance, CAM (2025): TBD

Industrial Space: \$10.75 NNN





Building 5 - 22,500± SF







Accessory Commercial Uses





