FOR LEASE

14,300± SF INDUSTRIAL SPACE

PENN'S GRANT REALTY Corporation

160 Titus Avenue
Warrington, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT

PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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INDUSTRIAL BUILDING

160 Titus Avenue, Warrington PA

PROPERTY SPECIFICATIONS

Total Building Size: ..... 14,300± all on one level
Lot Size: ..... 3.0± acres
Warehouse Space: ..... 11,300± SF
Office Space: ..... 3,000± SF
Outside Storage: ..... 1-2± acre
Toilet Facilities: .....
Office - Three (3) Restrooms (one (1) with shower)
Warehouse- Locker Room
Building Construction: .....
Floors - Concrete
Walls - Block & Frame
Columns Spacing - 15' x 30' and 20' x 30'
Ceiling Height - Office 8'-10', Warehouse 14' clear
Roof - Rubber membrane, new Elastomeric coating
Power: ..... 600 Amp, 3 Phase, 220 Volt

Warehouse Lighting: ..... T6-Auto on
Heating: ..... Gas hot air
Air Conditioning: ..... Office and rear 3,600 SF shop area
Loading: ..... Four (4) 14' x 13' 9"drive-in doors
One (1) 18' x 13' 9" drive-in doors
Water: ..... Public
Sewer: ..... Public
Gas: ..... Public
Municipality: ..... Warrington Township
Tax ID: 50-031-028-005
Taxes: $23,312
Tax Assessment: $141,570
Zoning: ..... PI1 - Planned Industrial
Leasing Price: ... $11,917/month NNN (includes one acre outside storage)
One Additional Acre Available: .....$2,500 per month

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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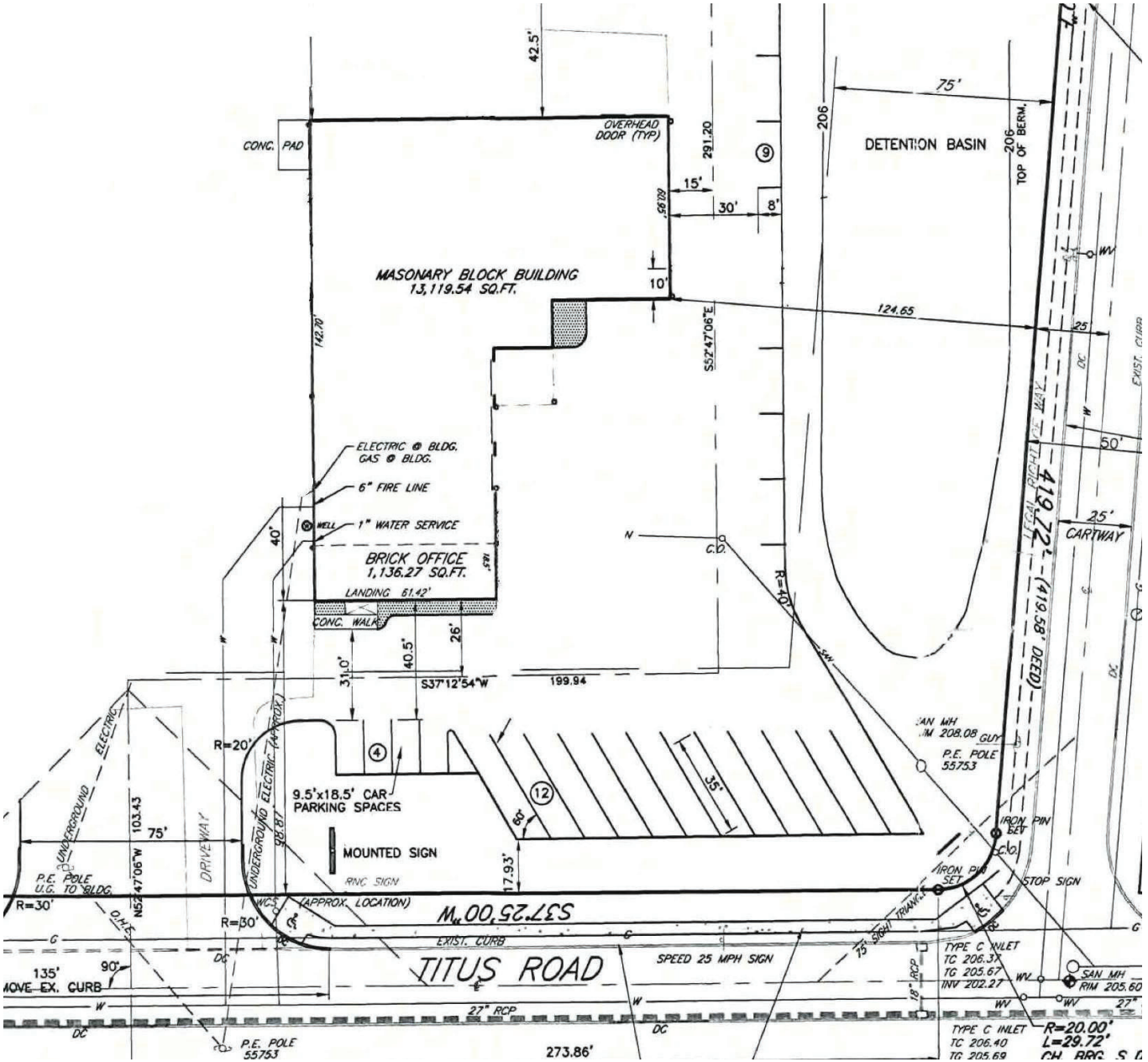

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	3,904	58,388	162,719
Households 2018	1,567	21,360	60,746
Average Income 2018	$111,145	$111,981	$118,915
Daily Traffic Counts	County Line Road 14,131± Easton Rd/Route 611 34,450±		

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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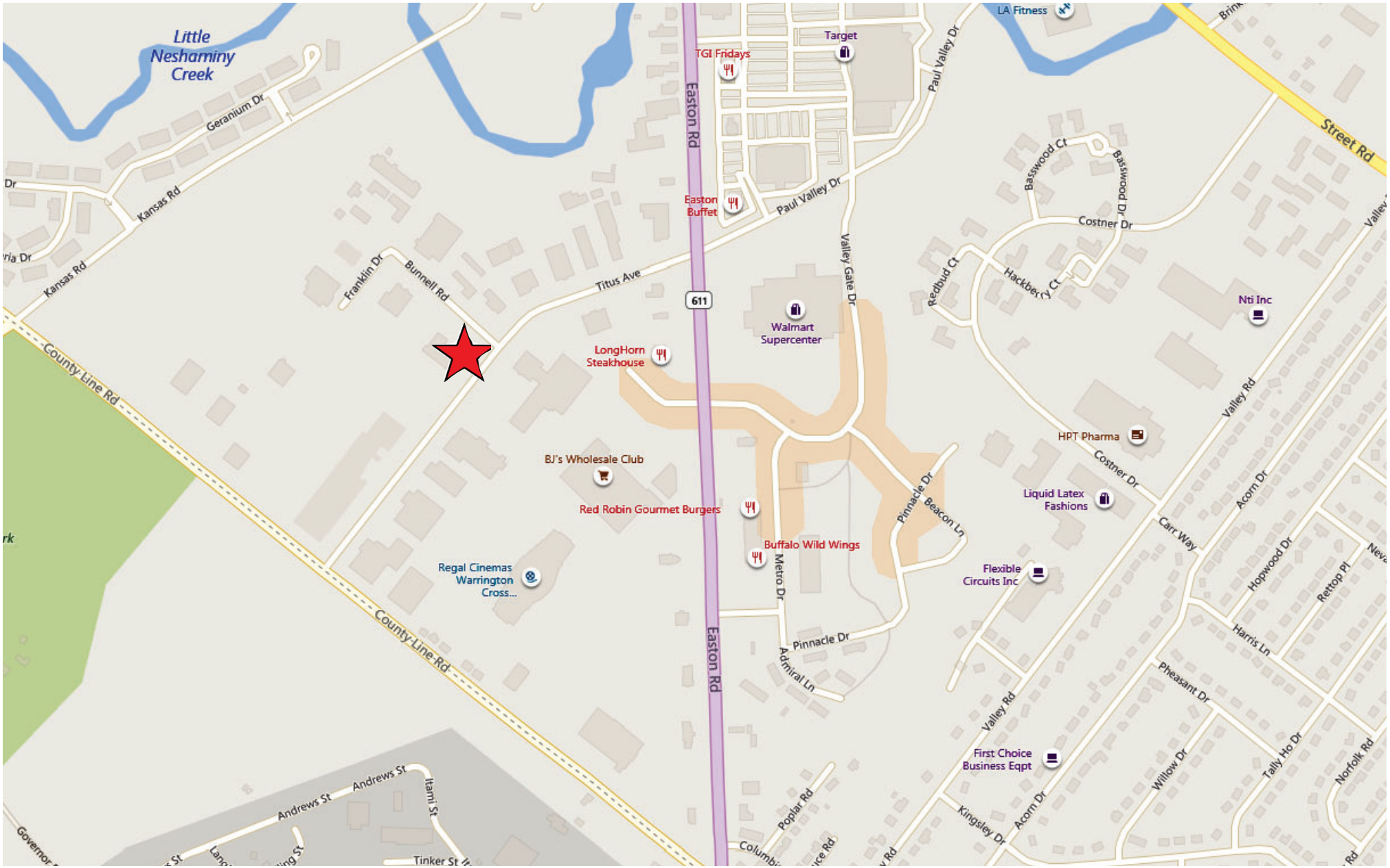

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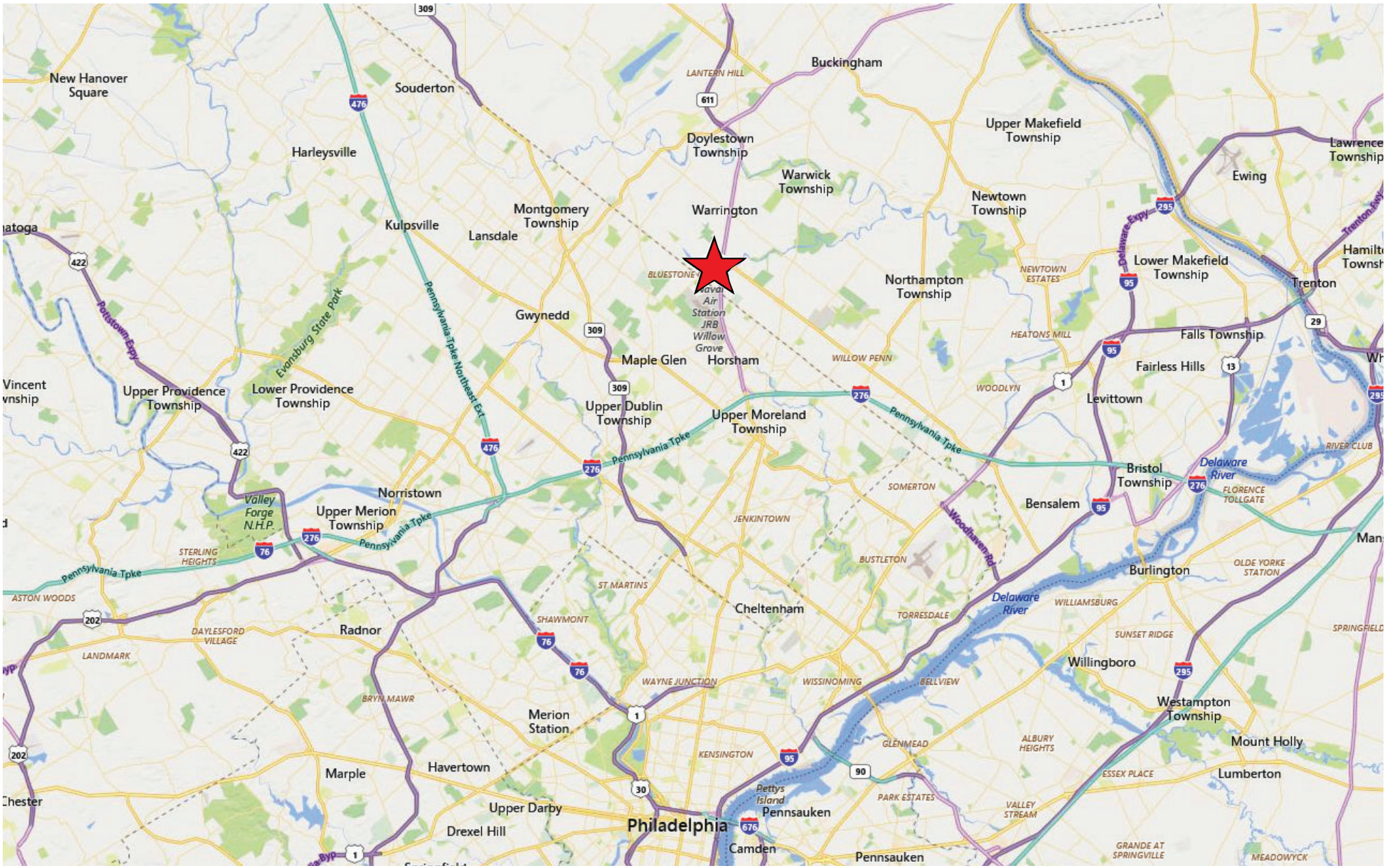

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