

**FOR LEASE**

**14,300± SF INDUSTRIAL SPACE**



***160 Titus Avenue  
Warrington, Bucks County, PA***

**COMMERCIAL • INDUSTRIAL • INVESTMENT**

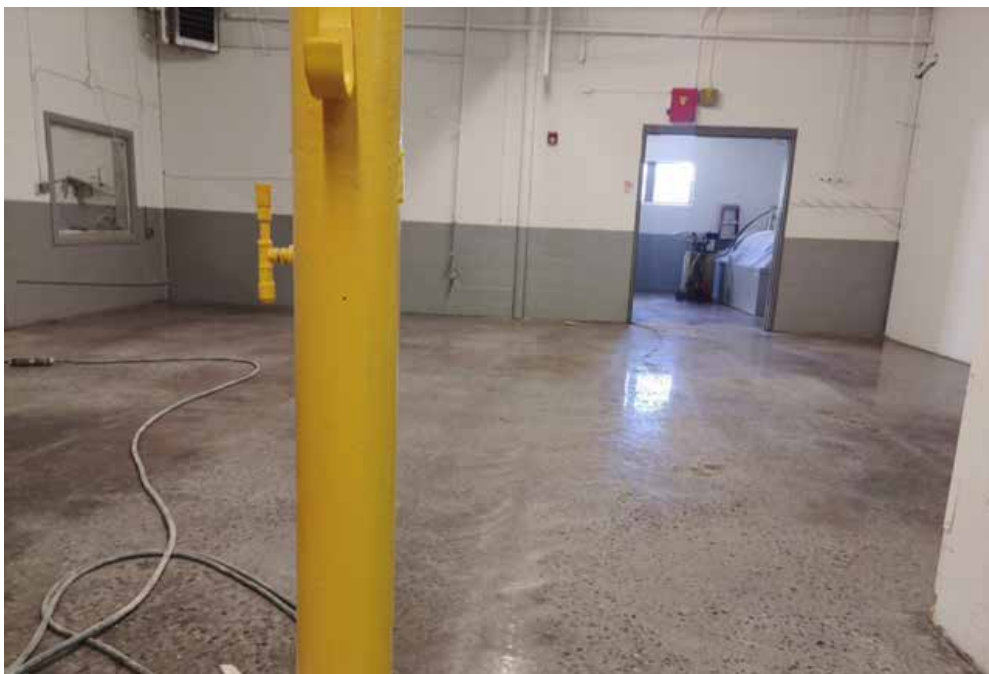


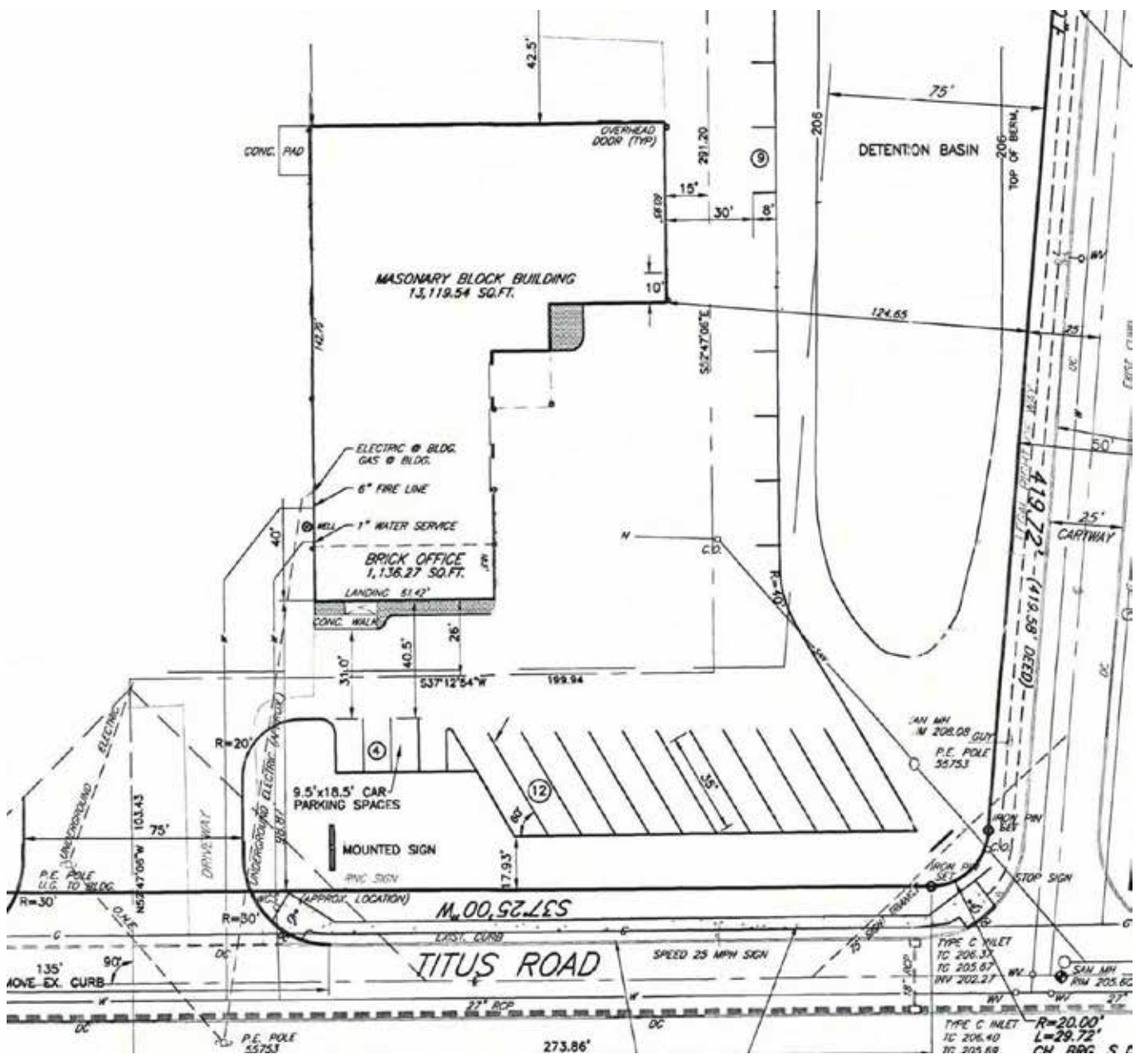
**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Building Size: .....	14,300± all on one level	Warehouse Lighting: .....	T6-Auto on
Lot Size: .....	3.0± acres	Heating: .....	Gas hot air
Warehouse Space: .....	11,300± SF	Air Conditioning: .....	Office and rear 3,600 SF shop area
Office Space: .....	3,000± SF	Loading: .....	Four (4) 14' x 13' 9" drive-in doors One (1) 18' x 13' 9" drive-in doors
Outside Storage: .....	1-2± acre	Water: .....	Public
Toilet Facilities: .....		Sewer: .....	Public
	Office - Three (3) Restrooms (one (1) with shower)	Gas: .....	Public
	Warehouse- Locker Room	Municipality: .....	Warrington Township
Building Construction: .....		Tax ID: .....	50-031-028-005
	Floors - Concrete	Taxes: .....	\$23,312
	Walls - Block & Frame	Tax Assessment: .....	\$141,570
	Columns Spacing - 15' x 30' and 20' x 30'	Zoning: .....	PI1 - Planned Industrial
	Ceiling Height - Office 8'-10', Warehouse 14' clear	Leasing Price: ...	\$11,917/month NNN (includes one acre outside storage)
	Roof - Rubber membrane, new Elastomeric coating	One Additional Acre Available: .....	\$2,500 per month
Power: .....	600 Amp, 3 Phase, 220 Volt		









<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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



