

**FOR LEASE**

# INDUSTRIAL & OFFICE SPACE

PENN'S  GRANT REALTY  
Corporation

*2001 County Line Road  
Warrington, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT

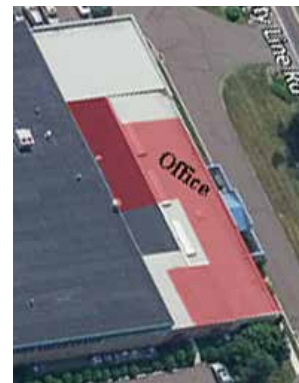


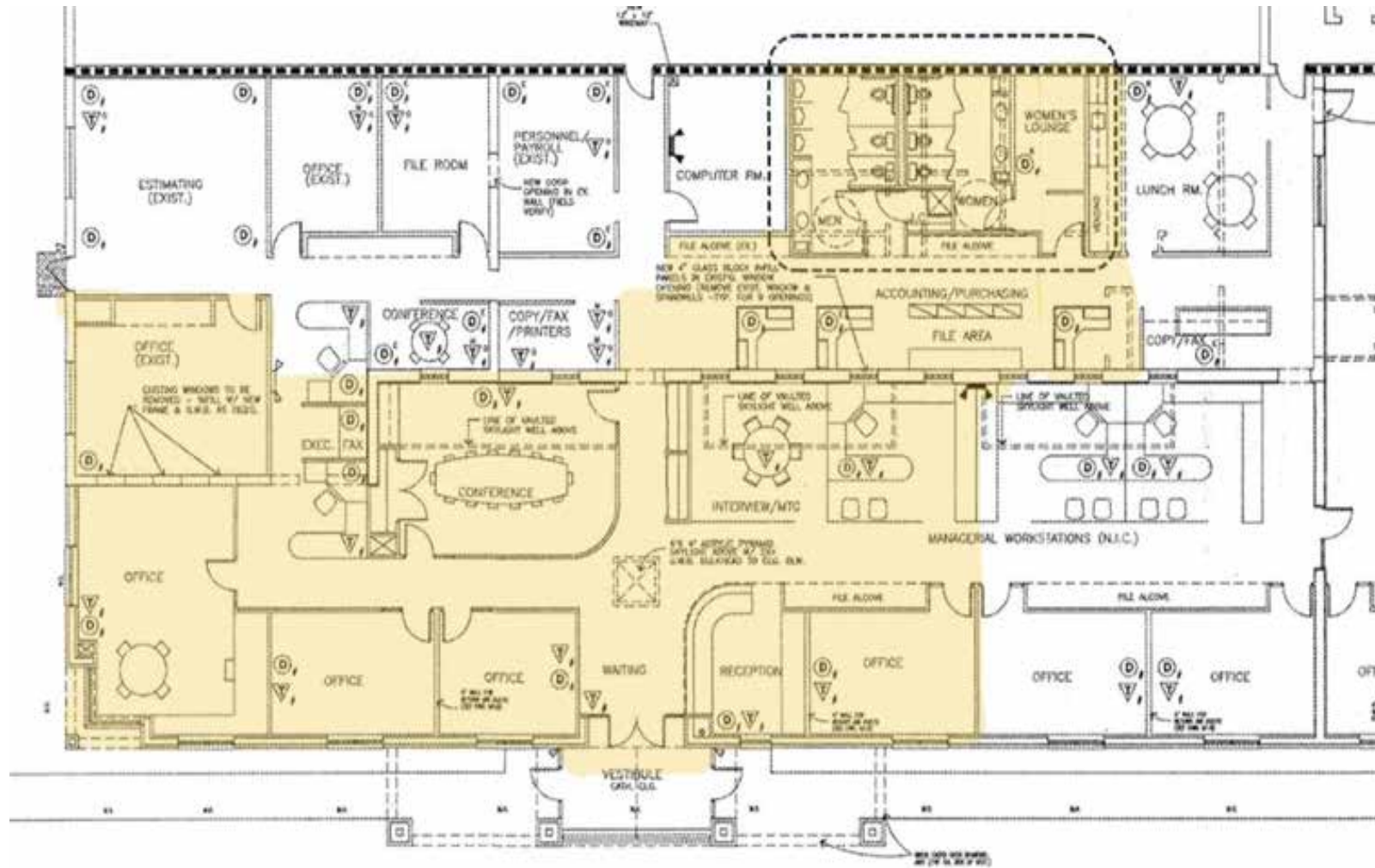
**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Available Size: ..... 41,246±  
 Office Space: .....5,306± SF  
 Reception, Waiting Area, Private Offices, Conference Rooms,  
 Administrative Work Areas  
 Restrooms: One (1) Men's - multi stall & urinals  
 One (1) Women's - multi stall & lounge  
 HVAC - Gas hot air with central air  
 Warehouse Building 3:..... 7,440± SF  
 Ceilings - 15' 10" Clear  
 Column Spacing - 25' x 40'  
 Completely Crane Served  
 Loading - One (1) Inside Tailgate with leveler  
 Restrooms - Available  
 HVAC - Gas hot air with central air  
 Warehouse Building 4:..... 6,000 ± SF  
 Ceilings - 21' Clear  
 Column Spacing - Clear Open Span 49' x 120'  
 Crane Served - 18' under crane  
 Restrooms - TBD  
 HVAC - Gas radiant heat and central air

Lot Size: ..... 12.15± acres  
 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: ..... \$76,466  
 Tax Assessment: ..... \$464,360  
 Zoning: ..... P11 - Planned Industrial  
 Taxes, Insurance, CAM (2019): ..... \$1.69 PSF  
 Office Space: ..... \$15.00 PSF Gross, plus utilities and interior cleaning  
 Industrial Space: ..... \$8.50 NNN





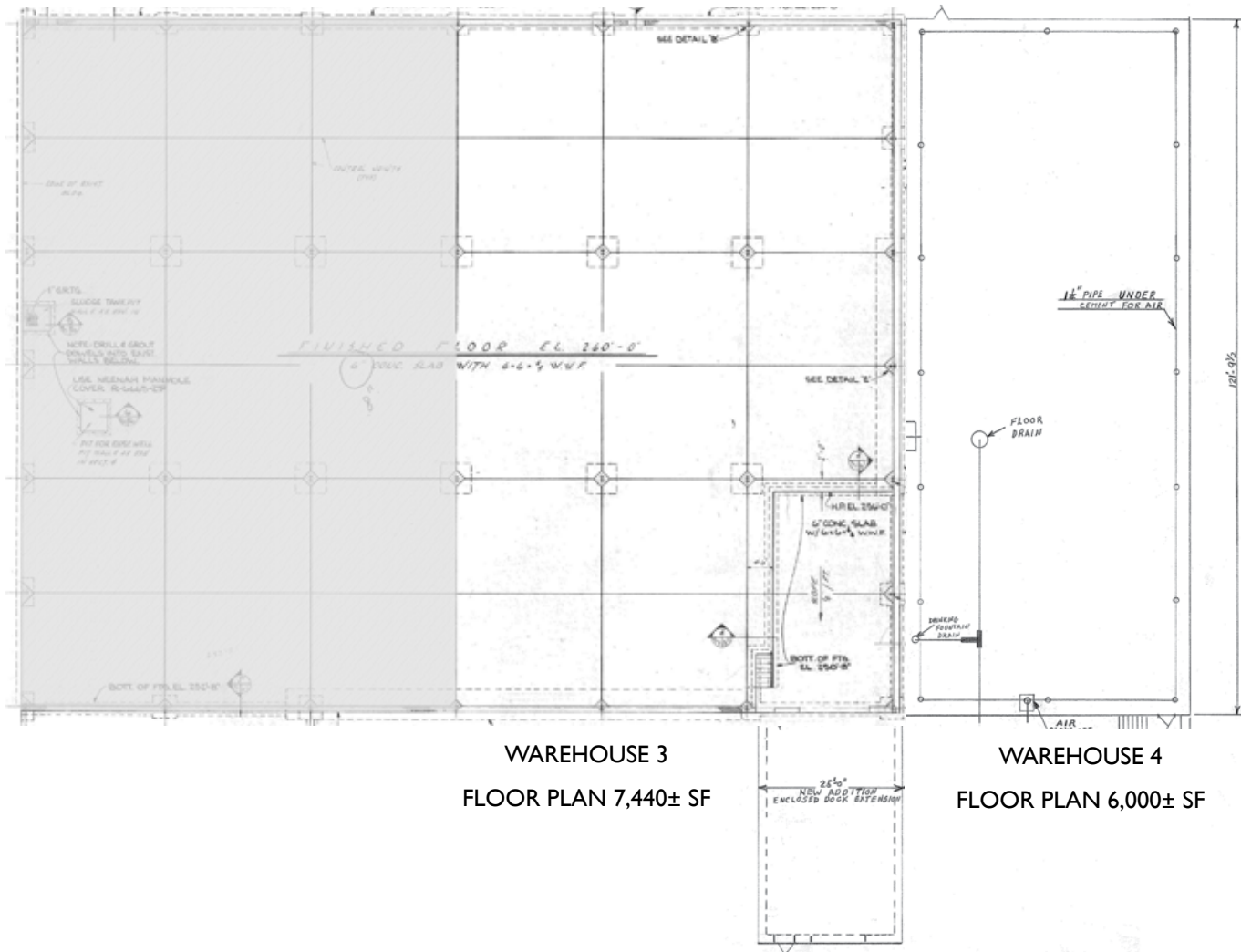
OFFICE FLOOR PLAN 5,306± SF





Office - 5,306± SF





WAREHOUSE 3  
FLOOR PLAN 7,440± SF

WAREHOUSE 4  
FLOOR PLAN 6,000± SF

Warehouse 3/4 - 13,440± SF



Building 3 - 7,440± SF







Building 4 - 6,000± SF





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







