

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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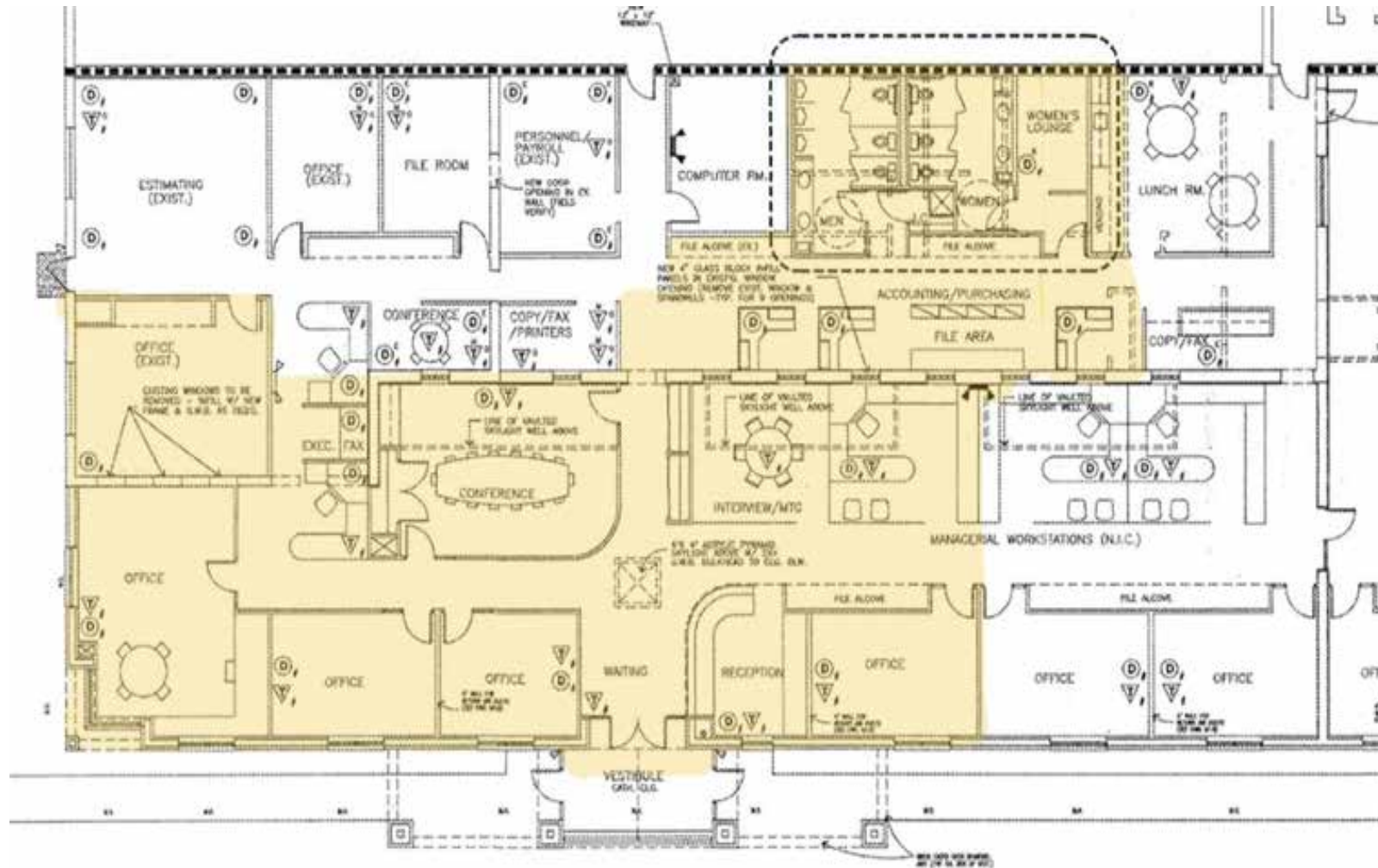
PROPERTY SPECIFICATIONS

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 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 (2021): \$1.79 PSF
 Office Space: \$15.00 PSF Gross, plus utilities and interior cleaning
 Industrial Space: \$8.50 NNN



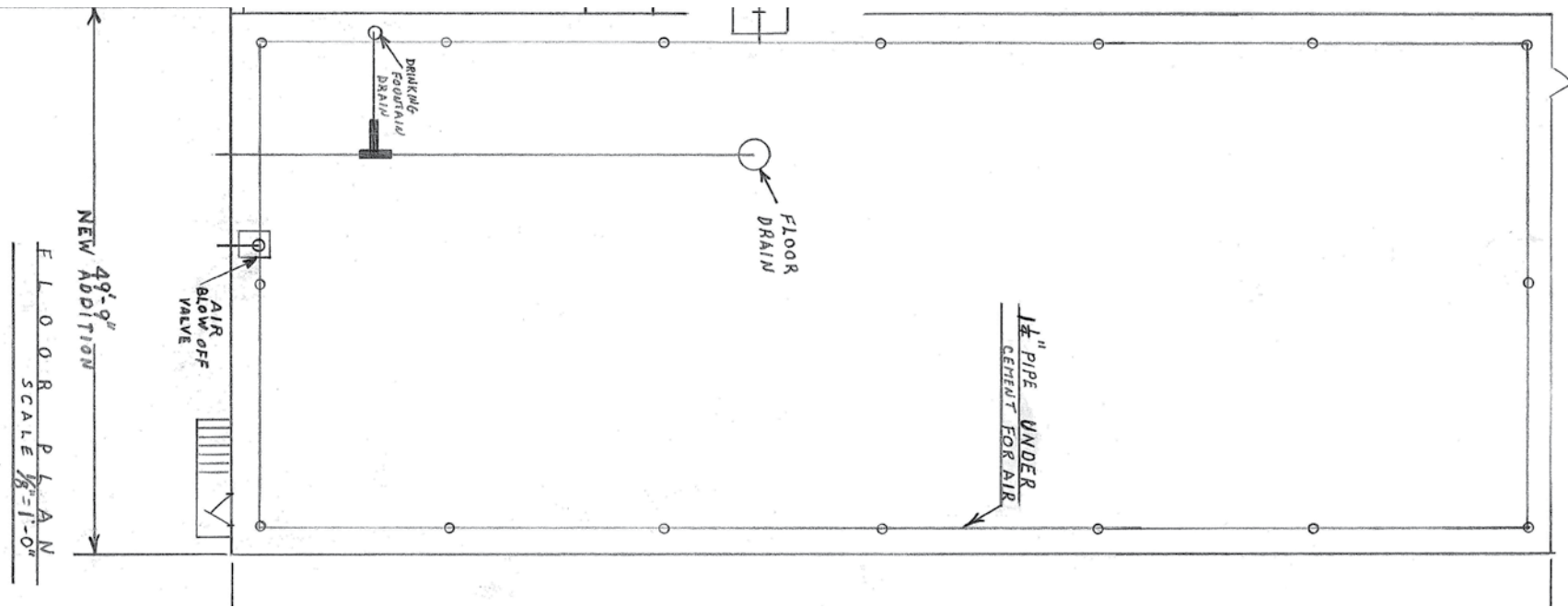


OFFICE FLOOR PLAN 5,306± SF



Office - 5,306± SF





Warehouse 4 - 6,000± 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



