

FOR SALE

INDUSTRIAL CONDOMINIUM

PENN'S GRANT REALTY
Corporation

**375 Ivyland Road, Unit 20
Warminster, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Matthew Eisenschmid — Penn's Grant Realty Corporation
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PROPERTY HIGHLIGHTS

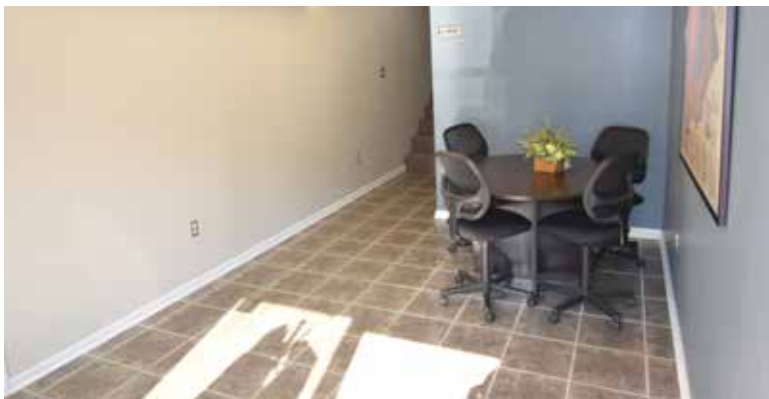
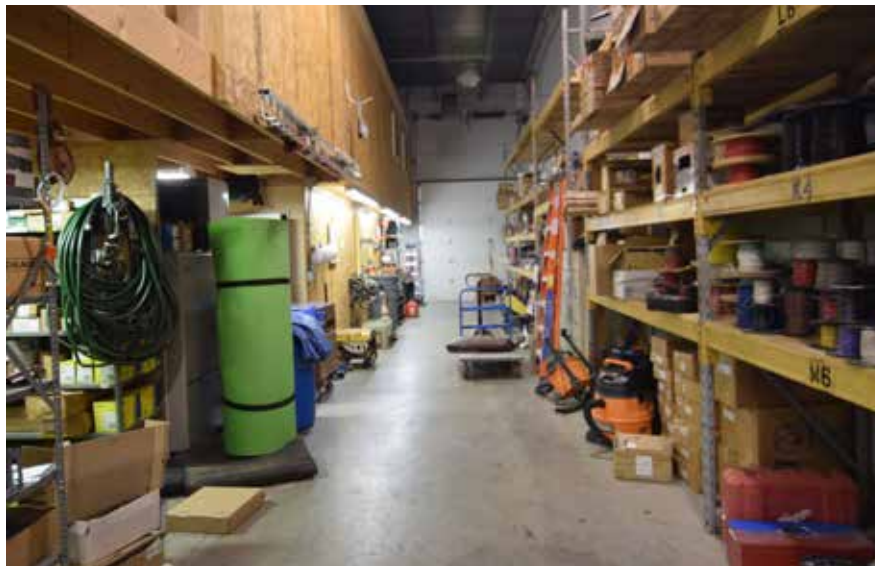
- Located In Ivywood II Business Park
- Centrally Located In Bucks County
- One Drive-In Door
- First Unit on the End
- Mezzanine Storage Area

PROPERTY SPECIFICATIONS

Total Available Space: 2,000± SF
 Office Space: 500± SF (2nd Floor)
One (1) bathroom, Open Work Area, Kitchenette
 Office HVAC: Electric Heat & A/C

Warehouse Space: 1,500± SF
 Warehouse Ceiling Height: 18' clear
 Warehouse Floors: Reinforced Concrete
 Warehouse HVAC: Gas Fired Ceiling Hung
 Mezzanine Storage: 240± SF
 Loading: One (1) Drive-in Door 12' x 10'

Business Complex: Ivywoods II
 Building Dimensions: 25' Wide x 80' Deep
 Power: 200 Amp, single phase, 220V
 Water: Public
 Sewer: Public
 Gas: Public
 Parking: On-site
 Year Built: 2001
 Roof: Rubber Membrane
 Municipality: Warminster Township
 Tax ID: 49-009-095-006-020
 Zoning: IO - Industrial-Office District
 Condominium Association Fee (2024): \$150/month (\$1,800/year)
 Real Estate Taxes (2024): \$4,430
 Total Tax Assessment: \$20,520
 Sale Price: \$260,000



**IO
Industrial/Office
Zoning Uses**

- Permitted Uses
- Light Manufacturing
 - Research & Development
 - Wholesale Business & Storage
 - Printing, Publishing, Binding
 - Contractor Offices or Shops
 - Service Business
 - Repair Shop
 - Indoor Entertainment
 - Fitness Center
 - Day Spa
 - Trade or Professional School
 - Banquet/Catering Facility
 - Tattoo & Body Piercing
 - Equipment Rental
 - Motor Vehicle Leasing
 - Emergency Services
 - Community Center
 - Library/Museum
 - Adult Day Care
 - Public or Private School
 - Medical or Dental Office
 - Retail Shop
 - Restaurant
 - Bank

- Conditional Uses
- Medical Marijuana Grower/Processor
 - Day-Care Center

