FOR LEASE

Industrial Property

PENN'S GRANT REALTY Corporation

1795 Stout Drive Warminster, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



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Corporation

1795 Stout Drive, Warminster, PA

PROPERTY SPECIFICATIONS

Building Size: 6,000± SF
Warehouse Size:
Office Area:
Office consist of admin area, One (1) large office, break room with kitchenette
Bathrooms: One (I) in Office; One (I) in Warehouse
Floors:
Ceilings Heights:
Drive-In Doors:
Loading Dock: One (I)
Parking:15+
Electric Power:
HVAC Warehouse: (Propane) Gas Ceiling Hung Heat
HVAC Office: Heat Pump
Water: Private
Sewer: Private
Utilities:PECO
Municipality:
Zoning: LI - Limited Industrial District
Tax Parcels:51-013-009-031
Real Estate Tax Assessment:
Real Estate Taxes (2024):\$9,103
Lease Price:\$13.50 NNN (NNN's for 2025 estimated \$3 PSF)





PROPERTY HIGHLIGHTS

- Stand Alone Building with Signage
 - Minutes to Bristol Road
 - Outside Storage Available

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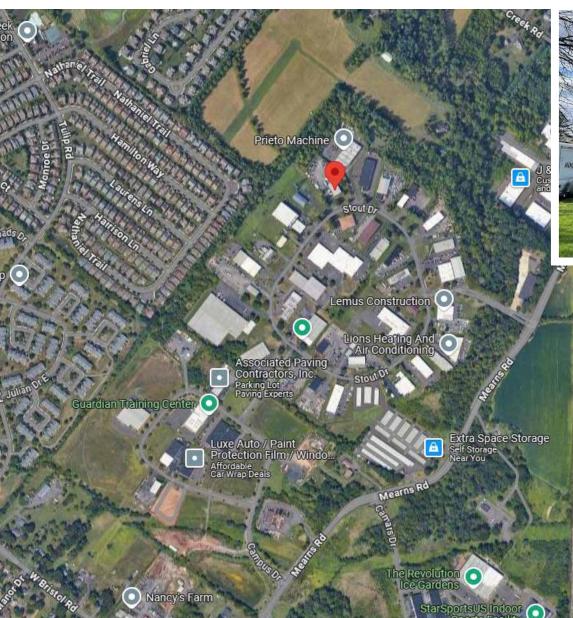






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LI - Limited Industrial Zoning Permitted Uses

Permitted

- Manufacturing
- Research
- Repair Shop
- Vehicular Sales
- Vehicular Repair
- Vehicular Accessories
- Heavy Equipment/Farm Equipment
 Sales
- Wholesale/Storage/Warehousing
- Printing
- Contracting
- Truck Terminal
- Crafts
- Lumber Yard
- Mill

- Industrial Park
- Flex Space
- Outside Storage or Display
- Consumer Fireworks Facility
- Office
- Veterinary Office
- Kennel Commercial
- Municipal Use
- Recreational Facility
- Indoor Athletic Club
- Emergency Services

Special Exception

- Commercial School
- Mini-warehouse

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