

SALE OR LEASE

PRIME INDUSTRIAL FACILITY

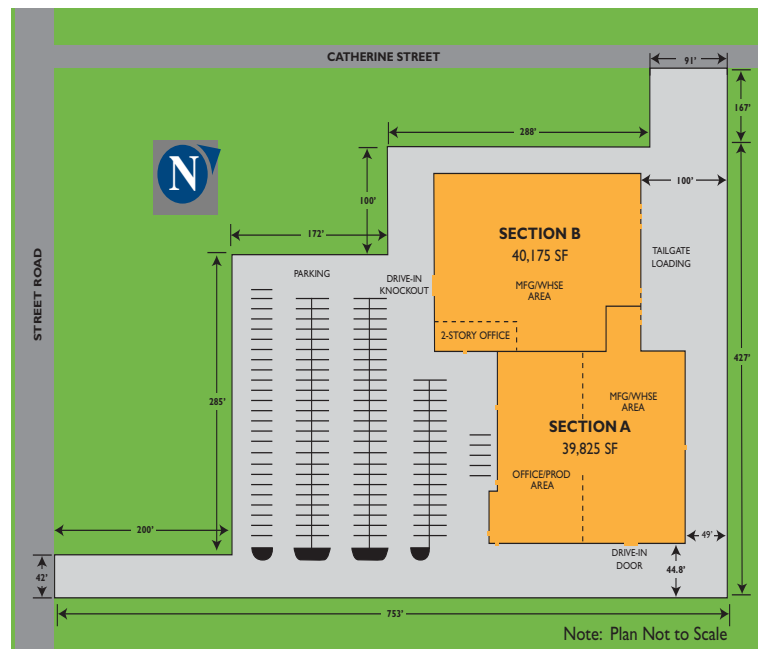
80,000 SQ. FT. ON 5.55 ACRES



**315 West Street Road
Warminster, Bucks County, PA 18974**

Financing: 90% financing available to a qualified buyer, 50% of which could be at a 1.75% interest rate for seven (7) yrs.

- > Modern one-story industrial facility having corporate/administrative offices, and air-conditioned plant/warehouse space.
- > 80,000SF (demised into 2 units) situated on 5.55 acres
- > Section A: 39,825SF (100% air-conditioned) Section B: 40,175SF
- > Zoned I - Industrial
- > Offices: Section A: 19,000SF Section B: 4,130SF
- > Ceiling Height: Section A: 12'-9" Section B: 21'-6"
- > Column Spacing: 36' x 20' 38' x 36'
- > Loading Facilities
 - Eight tailgate docks
 - One drive-in door
- > 100% wet system
- > 3000amp, 208/120 & 240volt, 3-phase service
- > Paved parking for 120 cars



Industrial & Commercial Real Estate

GLENVIEW CORPORATE CENTER
3220 TILLMAN DR. SUITE 403, BENSALEM, PA 19020-2028, PHONE (215) 245-2600, WWW.RODDYINC.COM

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LOCATION

Strategically situated on Street Road, the property offers convenient access to the Willow Grove Interchange (Exit 343) and Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike (I-276), Street Road (Route 132) County Line Road, Easton Road (Route 611), and York Road (Route 263).

AIRPORT

Philadelphia International (PHL) is forty-five (45) minutes away, Northeast Philadelphia (PNE) is twenty-five (25) minutes away, Newark International (EWR) is ninety (90) minutes away and Trenton-Mercer (TTN) is thirty (30) minutes away.

TRANSPORTATION

SEPTA Bus Route 22 stops at Street Rd and Madison Ave, which is a short walk to the property. Warminster Station of the SEPTA Commuter Line is also within a short walk of the property.

HOTELS

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.



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