



**440 CONSTANCE DRIVE
WARMINSTER INDUSTRIAL PARK
WARMINSTER, BUCKS COUNTY, PA 18974
TAX PARCEL #: 49-009-078-004**

LOT SIZE: 1.17 acres

DESCRIPTION: One-story modern warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 8,550 sq. ft.

Offices:	Approx. 3,000 sq. ft.
Plant/Warehouse:	Approx. 5,550 sq. ft.

PARKING: Macadam paved parking; expandable.

AGE OF BUILDING: Built 1979.

CONSTRUCTION: **Frame:** Structural steel.
Walls: *Front:* Split-faced block. *Sides and Rear:* Painted concrete block.
Floors: Assumed but not verified to be 6" reinforced concrete.
Roof: Flat built-up roof.

CEILING HEIGHT: 16'0" to underside of bar joist.



LOADING: **Tailgate:** One (1) 10' x 10' manually operated non-insulated steel sectional door with dock bumpers and wind screen.
Drive-In: One (1) 12' x 14' manually operated non-insulated steel sectional door.

COLUMN SPACING: 46' x 28'

HVAC: **Office:** Heated and cooled via one (1) 7½ ton and one (1) 4½ ton natural gas fired rooftop unit.
Plant/Warehouse: Heated via multiple suspended natural gas fired blower units.

INTERIOR LIGHTING: Twin tube fluorescent.

EXTERIOR LIGHTING: Wall-mounted and pole-mounted fixtures.

ELECTRIC: 200 amp, 3 phase, 240 volt; service provided by PECO Energy.

OFFICE AREA: Multiple private offices. Finishes include 2' x 4' acoustical ceiling tiles with 2' x 4' fluorescent lighting, vinyl wrapped drywall and carpet.

TOILET FACILITIES: **Office:** One (1) men's room with two (2) water closets, one (1) urinal, two (2) lavatories. Two (2) ladies' room each with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, 2' x 4' fluorescent lighting, tile flooring and wainscot of tile with vinyl wrapped drywall above.

WATER: 1" line connected to a 12" main; Service supplied by Warminster Township Water & Sewer Authority.

SEWER: 4" main; Service provided by Warminster Township Water & Sewer Authority.

GAS: Service; supplied by PECO Energy.

ASSESSMENT: \$76,360 (2021)

TAXES:

County:	\$ 1,943.36 (2021)
Township:	\$ 1,760.86 (2021)
School:	\$ 11,226.58 (2021-2022)
TOTAL:	\$ 14,930.80 (\$1.75/SF)

ZONING: I - Industrial



- LOCATION:** Strategically located in the Warminster Industrial Park offering 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 Airport is fifty-five (55) minutes away and Northeast Philadelphia Airport is twenty-five (25) minutes away and Trenton-Mercer (TTN) is thirty-five (35) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus Route 22 stop at Street Road and Jacksonville Road, within walking distance to the property. Warminster Station of the SEPTA Commuter Line is also within a short walk of the property.
- MISCELLANEOUS:**
- Ceiling fans throughout the warehouse