Roddy Inc. Industrial & Commercial Real Estate



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965 THOMAS DRIVE WARMINSTER INDUSTRIAL PARK WARMINSTER, BUCKS COUNTY, PA 18974

TAX PARCEL #: 49-009-079-026

LOT SIZE: Approx. 6.41 acres

DESCRIPTION: One-story, modern warehouse facility.

SIZE OF BUILDING: Approx. 40,649 sq. ft.

Available Unit: Approx. 17,228 sq. ft.

PARKING: Approx. seventy (70) automobiles; expandable.

Approx. fifty (50) trailer spaces.

AGE OF BUILDING: Built 1984.

CONSTRUCTION: Frame: Structural steel.

Walls: Split face block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: Rubber membrane and metal roof.

CEILING HEIGHT: 24'5" sloping to 9'2" to the underside of the bar joist.

LOADING: Tailgate: Two (2) 8' x 10' electrically operated insulated steel sectional

doors with dock bumpers.

COLUMN SPACING: Mostly 25' x 50'

SPRINKLER SYSTEM: Wet system providing .20 density over the most remote 3,000 sq. ft.

HVAC: Heated via gas fired Reznor units.

INTERIOR LIGHTING: LED.





EXTERIOR LIGHTING: Wall-mounted fixtures.

ELECTRIC: 1200 amp, 3 phase, 277/480 volts; service provided by PECO.

WATER: 1" line connected to a 12" main; service provided by Warminster Township

Water & Sewer Authority.

SEWER: 4" lateral; service provided by Warminster Township Water & Sewer

Authority.

GAS: 1½" service; supplied by PECO.

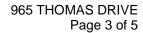
ASSESSMENT: \$ 308,200 (2024)

TAXES: \$ 67,165 (\$1.65/SF)

ZONING: I – Industrial

Permitted Uses:

- Public or private school
- Outpatient surgical center
- Medical/dental office
- Business/professional office
- Repair shop
- Indoor commercial entertainment
- Fitness center
- Day spa
- Outdoor private recreation
- Motor vehicle repair garage
- Kennel
- Banquet/catering facility
- Tattoo and body piercing services
- Equipment rental or motor vehicle leasing
- Emergency services
- Railway/transportation station
- Utility operating facility
- Light manufacturing
- Research and development facility
- Wholesale business and storage
- Crematorium
- Printing, publishing, binding
- Contractor offices and shops
- Warehouse storage
- Truck terminal
- Quarry
- Standard self-storage
- Fuel storage and distribution
- Nonresidential accessory building or structure
- Solar energy system





LOCATION: Strategically situated in 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 Rd (Route 132) County Line Rd, Easton Rd (Route 611), and York Rd (Route

263).

AIRPORT: Philadelphia International (PHL) is 65 minutes away, Northeast Philadelphia

(PNE) is 35 minutes away and Trenton-Mercer (TTN) is 37 minutes away.

HOTELS: Most major hotels are represented in the area within a 5-to-10-minute drive.

PUBLIC TRANSPORTATION: SEPTA Bus 22 offers service from Olney Transport Center to Potter Street

& Jacksonville Road stopping at Street Road and Jacksonville Road, a short distance from the property. The Warminster Line of SEPTA Regional Rail offers service from 30th Street Station to Warminster Station, which is within

walking distance of the property.



