



**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:** 1¼" 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.



