

# AVAILABLE - WILL CONSIDER SHORT TERM LEASE

## PARTIALLY AIR CONDITIONED INDUSTRIAL FACILITY APPROX. 17,228 SQ. FT. ON 6.41 ACRES



**965 Thomas Drive, Warminster Industrial Park, Warminster, PA 19020**

**LOT SIZE:** Approx. 6.41 acres.

**DESCRIPTION:** One story, modern warehouse facility.

**AVAILABLE SPACE:** Approx. 17,228 sq. ft. **Plant/Warehouse:** Approx. 15,428 sq. ft. **Office:** Approx. 1,800 sq. ft.

**AGE OF BUILDING:** Constructed in 1984.

**PARKING:** Approx. 70 automobiles; expandable.

**CEILING HEIGHT:** 21'8" sloping to 10'0" clear to underside of bar joist.

**CONSTRUCTION:** **Frame:** Steel. **Walls:** Split face block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Rubber membrane and metal roof.

**LOADING: Tailgate:** Three (3) doors - Two (2) 8' x 10' electrically operated insulated steel sectional doors with dock bumpers. One (1) 8' x 8' electrically operated insulated steel sectional door with dock bumpers.

**HVAC:** Multiple rooftop mounted units with natural gas fired blower units.

**INTERIOR LIGHTING:** LED.

**ELECTRIC:** 600 amp, 480 volt, 3 phase. Service provided by PECO.

**OFFICE AREA:** 1,800 sq. ft. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, mix of painted drywall and painted concrete block.

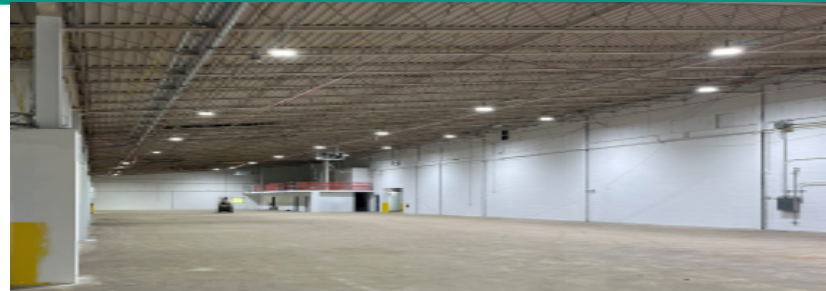
**SEWER:** 4" lateral; service provided by Warminster Township Water and Sewer Authority.

**WATER:** 1" line connected to a 12" main; service provided by Warminster Township Water and Sewer Authority.

**GAS:** 1 1/4" main; service provided by PECO.

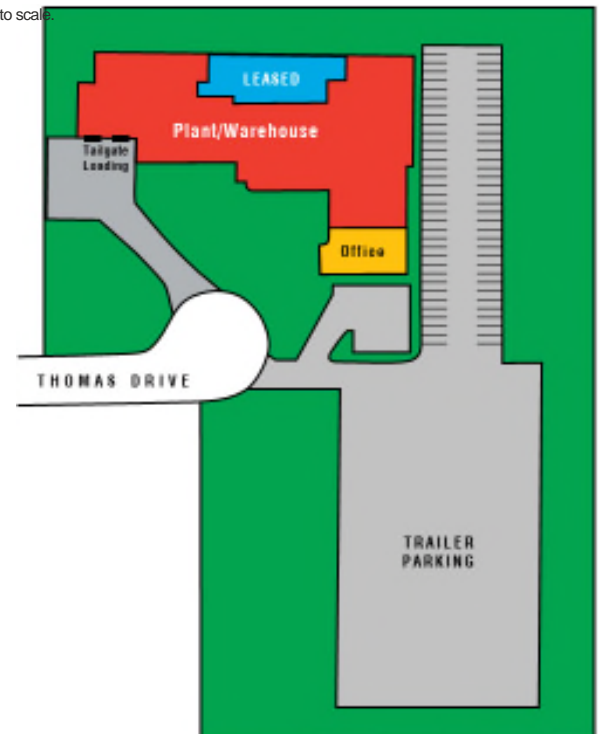
**ZONING:** I (Industrial).

**REAL ESTATE TAXES:** \$64,732 (\$1.62/SF)



### S I T E P L A N

Note: Plan not to scale.



**Industrial & Commercial Real Estate**

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**LOCATION:**

Strategically situated 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:**

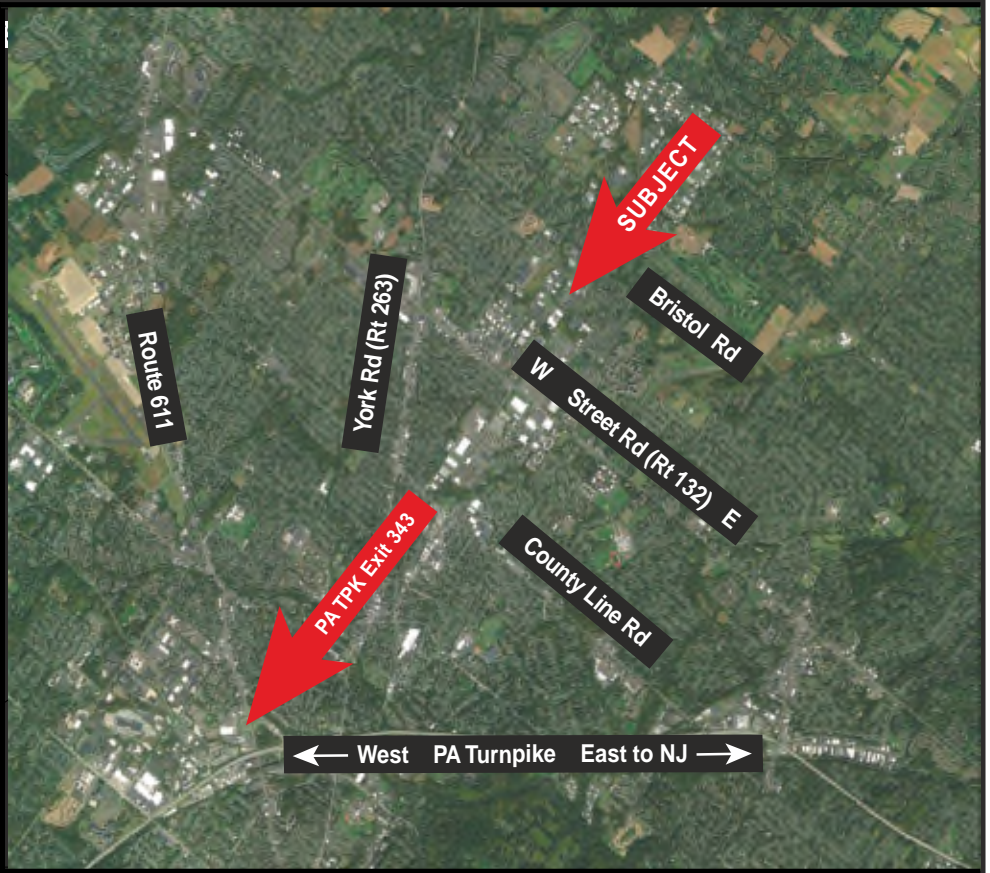
Philadelphia International (PHL) is sixty-five (65) minutes away, Northeast Philadelphia (PNE) is thirty-five (35) minutes away and Trenton-Mercer (TTN) is thirty-seven (37) minutes.

**HOTELS:**

Most major hotels are represented in the area within a five (5) to ten (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 30<sup>th</sup> Street Station to the Warminster Station, which is within walking distance of the property.



**Roddy**

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