AVAILABLE

PARTIALLY AIR CONDITIONED INDUSTRIAL FACILITY
APPROX. 19,646 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. 19,646 sq. ft. ***Plant/Warehouse***: Approx. 17,846 sq. ft. ***Office:*** Approx. 1,800 sq. ft.

AGE OF BUILDING: Constructed in 1984.

PARKING: Approx. 70 automobiles; expandable.

CEILING HEIGHT: 24'5" sloping to 9'2" 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: 400 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.

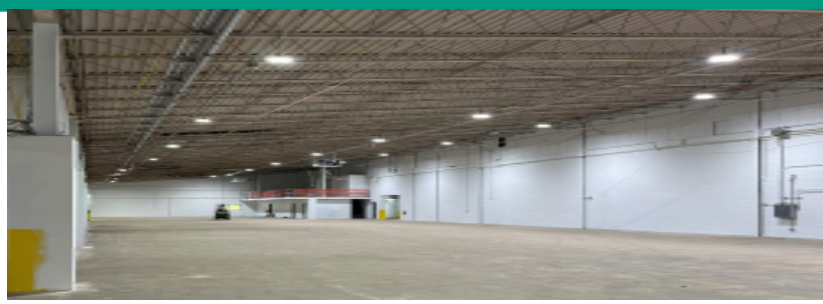
SEWER: 4" lateral; service provided by Warminster Township Water and Sewer Authority.

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.

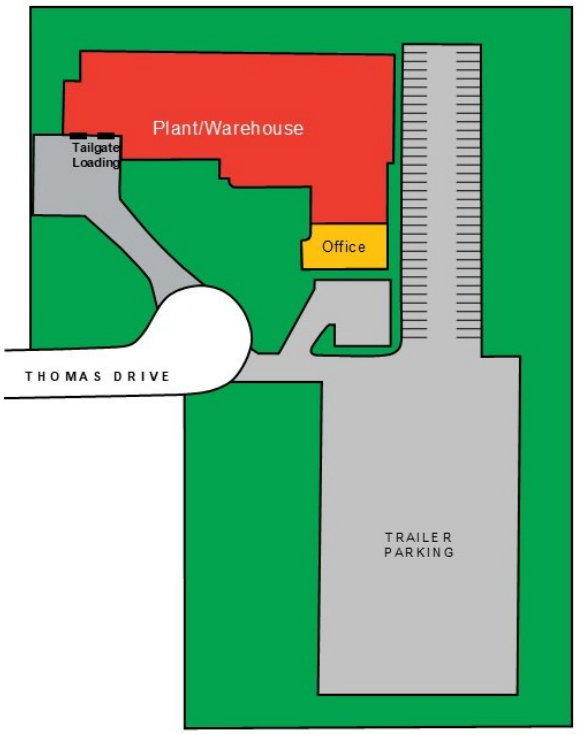
ZONING: I (Industrial).

REAL ESTATE TAXES: $71,629 ($1.76/SF)



SITE PLAN

Note: Plan not to scale.



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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:

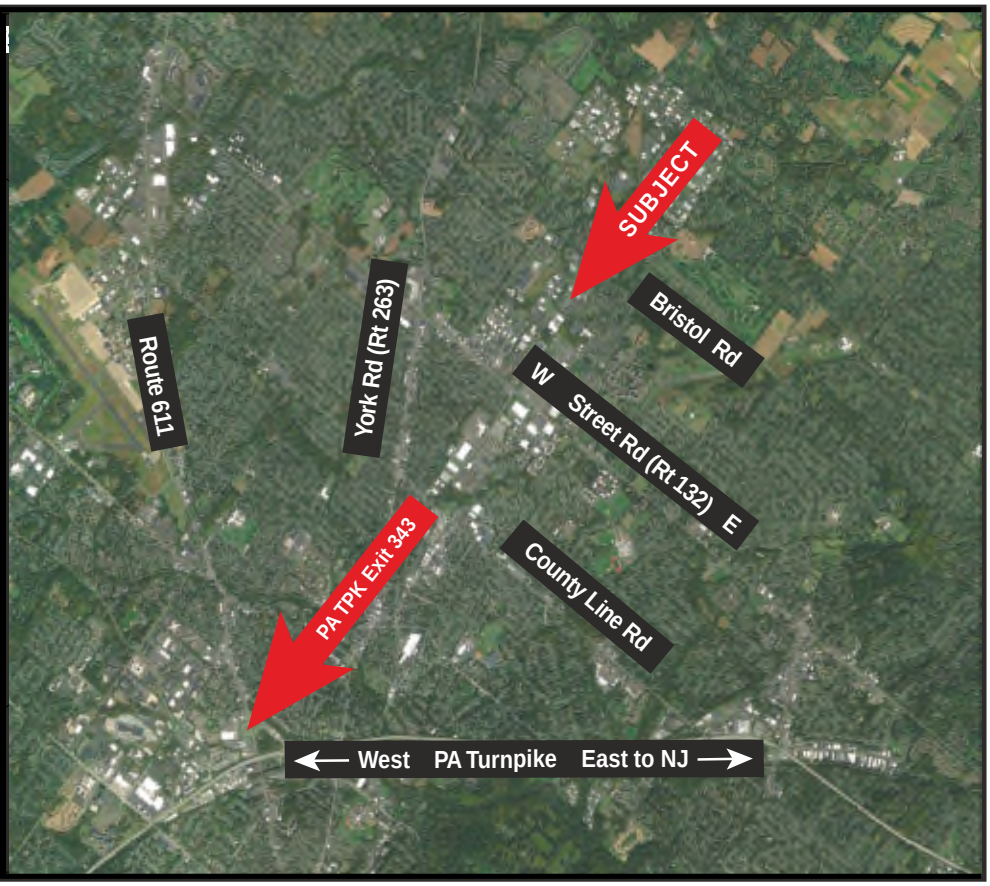
Philadelphia International (PHL) is sixty-five (65) minutes away, Northeast Philadelphia (PNE) is thirty-five (35) minutes away and Trenton-Mercer (TTN) is thirty-seven (37) minutes.

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 30th Street Station to the Warminster Station, which is within walking distance of the property.



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