

FOR LEASE

High Visibility Commercial Space

PENN'S GRANT REALTY
Corporation

**499 York Road (Route 263)
Warminster Township, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

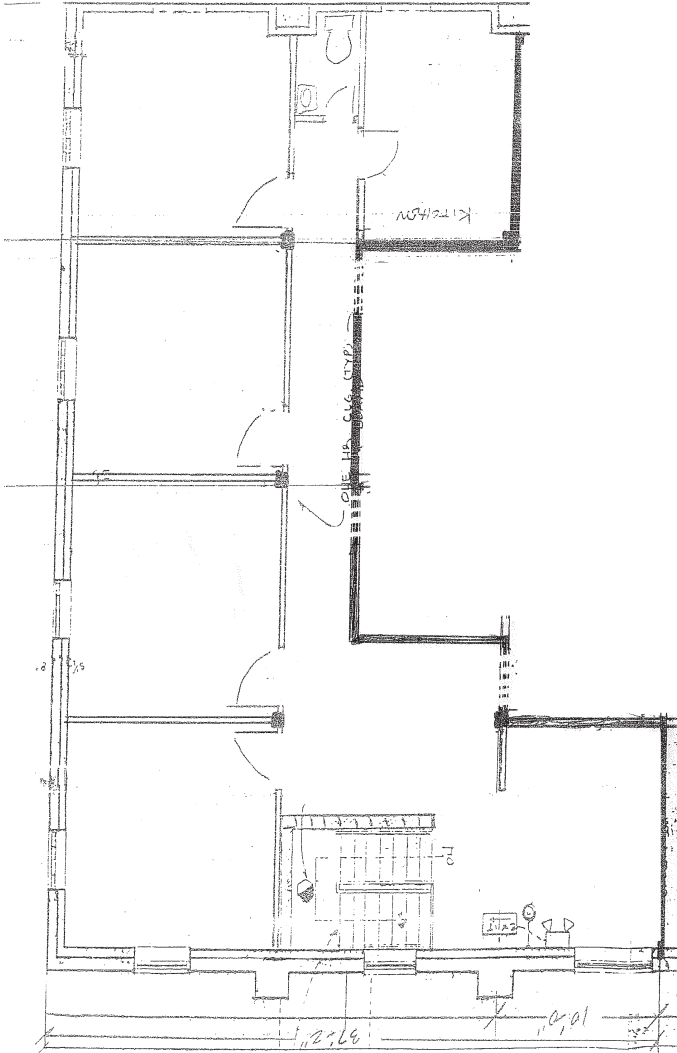
Total Space Available: 4,000± SF
 Warehouse Space: 2,000± SF
 Office (2nd Floor): 2,000± SF
 Levels: Two (2)
 Parking: 50+ Spaces
 Bathrooms: Two Bathrooms
 One (1) Office, One (1) Warehouse
 Ceiling Heights: 12' Warehouse, 8' Office
 Overhead Doors: One (1) Drive in door 11' x 12'
 HVAC Office: Central Gas Hot Air/ Central Air
 Water: Public
 Sewer: Public
 Utilities: PECO
 Municipality: Warminster Township
 Zoning: C - Commercial
 Tax Parcel: 49-015-196
 Real Estate Taxes (2017): \$14,176
 Real Estate Assessment: \$80,120
 Lease Price: Warehouse Space: \$9.50 PSF MG
 Office Space (2nd Floor): \$12 PSF MG

PROPERTY DESCRIPTION

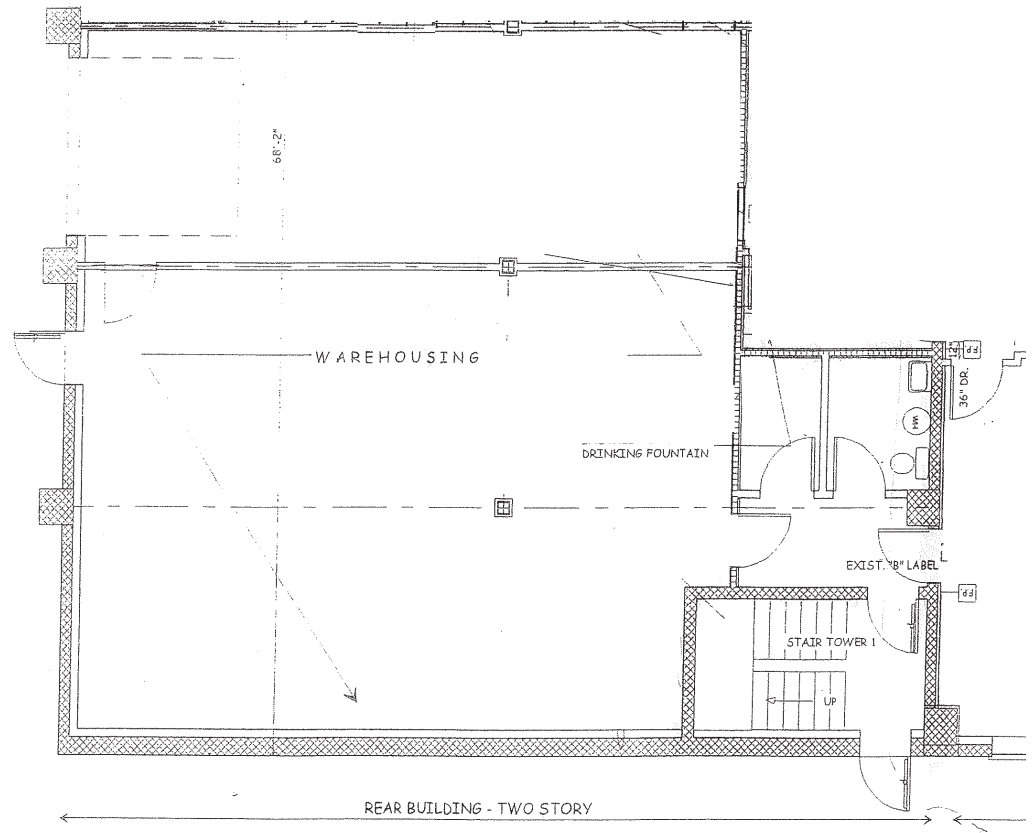
Prime commercial building featuring high visibility on highly traveled York Road (Route 263), just one block south of Street Road, Warminster's busiest corridor. This two story building has warehouse space on the first floor (currently fit-out as a fitness studio), and office space on the second floor. Spaces can be leased together or separately.

PROPERTY HIGHLIGHTS

- **High Traffic & High Visibility**
- **Located Near Corner of Street Road & York Road**
- **Warehouse Space (Currently set-up as a fitness studio)**
 - **Two Bathrooms**
- **Warehouse Space (Currently set-up as a fitness studio)**



Second Floor - 2,000± SF Office Plan



First Floor - 2,000± SF Warehouse Plan





