FOR LEASE

High Visibility Commercial Space

499 York Road (Route 263) Warminster Township, Bucks C<u>ounty, PA</u>

PENN'S GRANT REALTY

COMMERCIAL • INDUSTRIAL • INVESTMENT



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COMMERCIAL SPACE

Corporation

499 York Road, Warminster, PA

PROPERTY SPECIFICATIONS

Total Space Availabl	e: 4,000± SF
Warehouse Space: .	
	Office (2nd Floor): 2,000± SF
Levels:	Two (2)
Parking:	
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:	
Real Estate Taxes (2017): \$14,176	
Real Estate Assessm	nent:
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.

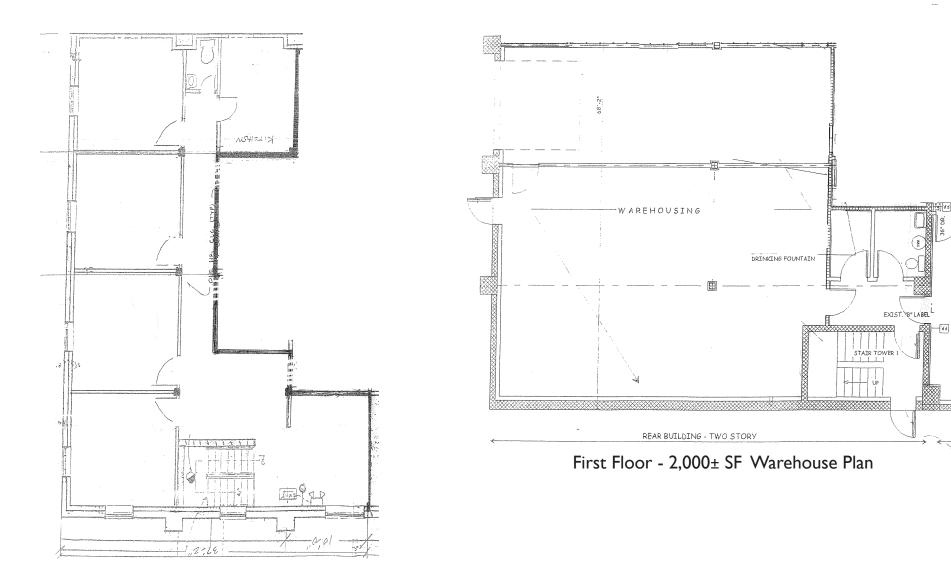
PROPERTY HIGHLIGHTS

- 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)

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Second Floor - 2,000± SF Office Plan

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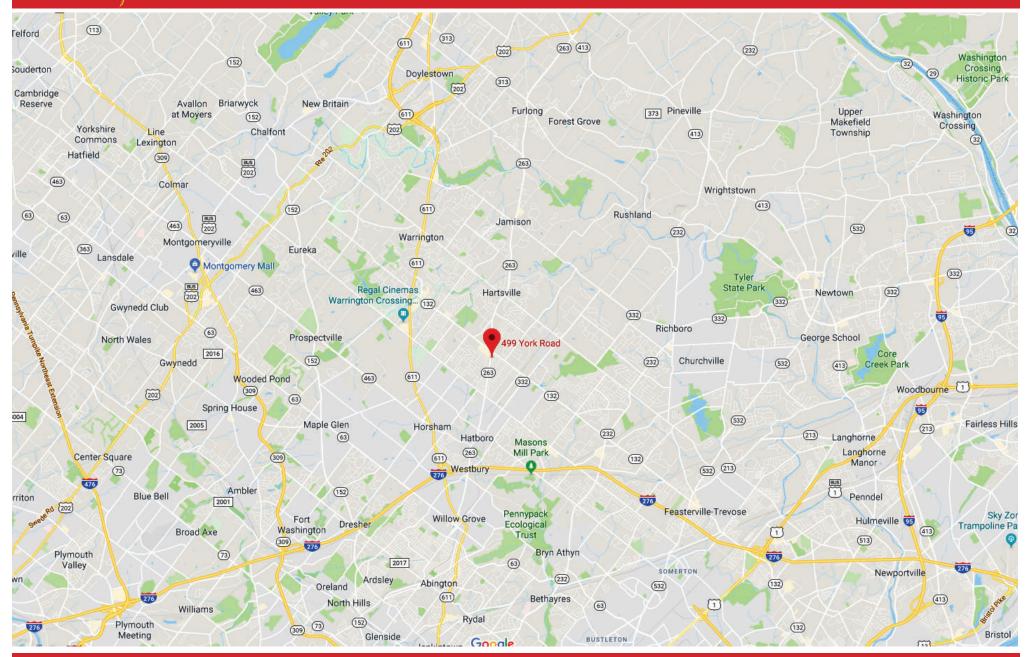


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