

**FOR LEASE**

# INDUSTRIAL & OFFICE SPACE

**PENN'S GRANT REALTY**  
Corporation

**2001 County Line Road  
Warrington, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT

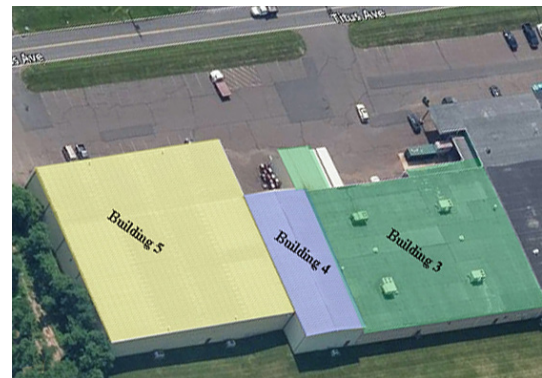


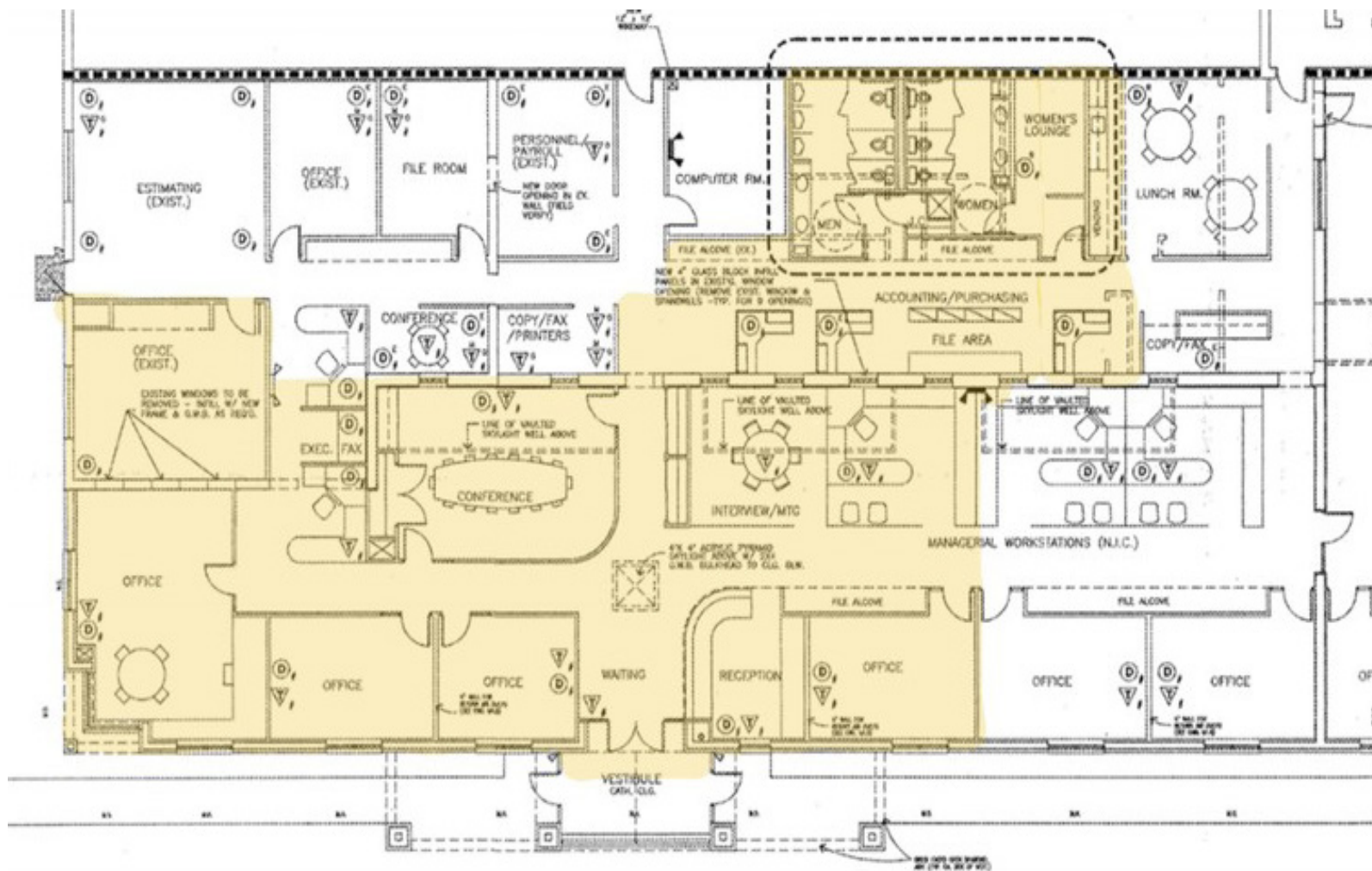
**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Available Size: ..... 41,246±  
 Office Space: .....5,306± SF  
 Reception, Waiting Area, Private Offices, Conference Rooms,  
 Administrative Work Areas  
 Restrooms: One (1) Men's - multi stall & urinals  
 One (1) Women's - multi stall & lounge  
 HVAC - Gas hot air with central air  
 Warehouse Building 3:..... 7,440± SF  
 Ceilings - 15' 10" Clear  
 Column Spacing - 25' x 40'  
 Completely Crane Served  
 Loading - One (1) Inside Tailgate with leveler  
 Restrooms - Available  
 HVAC - Gas hot air with central air  
 Warehouse Building 4:..... 6,000 ± SF  
 Ceilings - 21' Clear  
 Column Spacing - Clear Open Span 49' x 120'  
 Crane Served - 18' under crane  
 Restrooms - TBD  
 HVAC - Gas radiant heat and central air  
 Warehouse Building 5:..... 22,500 ± SF  
 Ceilings - 22'-27' Clear  
 Column Spacing - 20' x 50'  
 Completely Crane Served - Three (3) Spanco  
 with two (2) ton cranes  
 Loading - One (1) Tailgate with leveler, 12'x14' door  
 Airlines throughout  
 Restrooms - One (1) Men's (3 stalls, 2 urinals, 35 lockers)  
 One (1) Women's (1 stall)  
 HVAC - Four (4) Reznor gas heater,  
 each with attached York AC unit

Lot Size: ..... 12.15± acres  
 Building Construction: ..... Engineered steel and block  
 Floors - concrete  
 Walls - block and steel  
 Power: ..... 277-480 Volt, 120-208 Volt, 3 Phase  
 Water: ..... Public  
 Sewer: ..... Public  
 Gas: ..... Public  
 Municipality: ..... Warrington Township  
 Tax ID: ..... 50-031-028-004  
 Taxes: ..... \$76,466  
 Tax Assessment: ..... \$464,360  
 Zoning: ..... PI1 - Planned Industrial  
 Taxes, Insurance, CAM (2019): ..... \$1.69 PSF  
 Office Space: ..... \$15.00 PSF Gross, plus utilities and interior cleaning  
 Industrial Space: .....\$6.50 - \$7.50 NNN



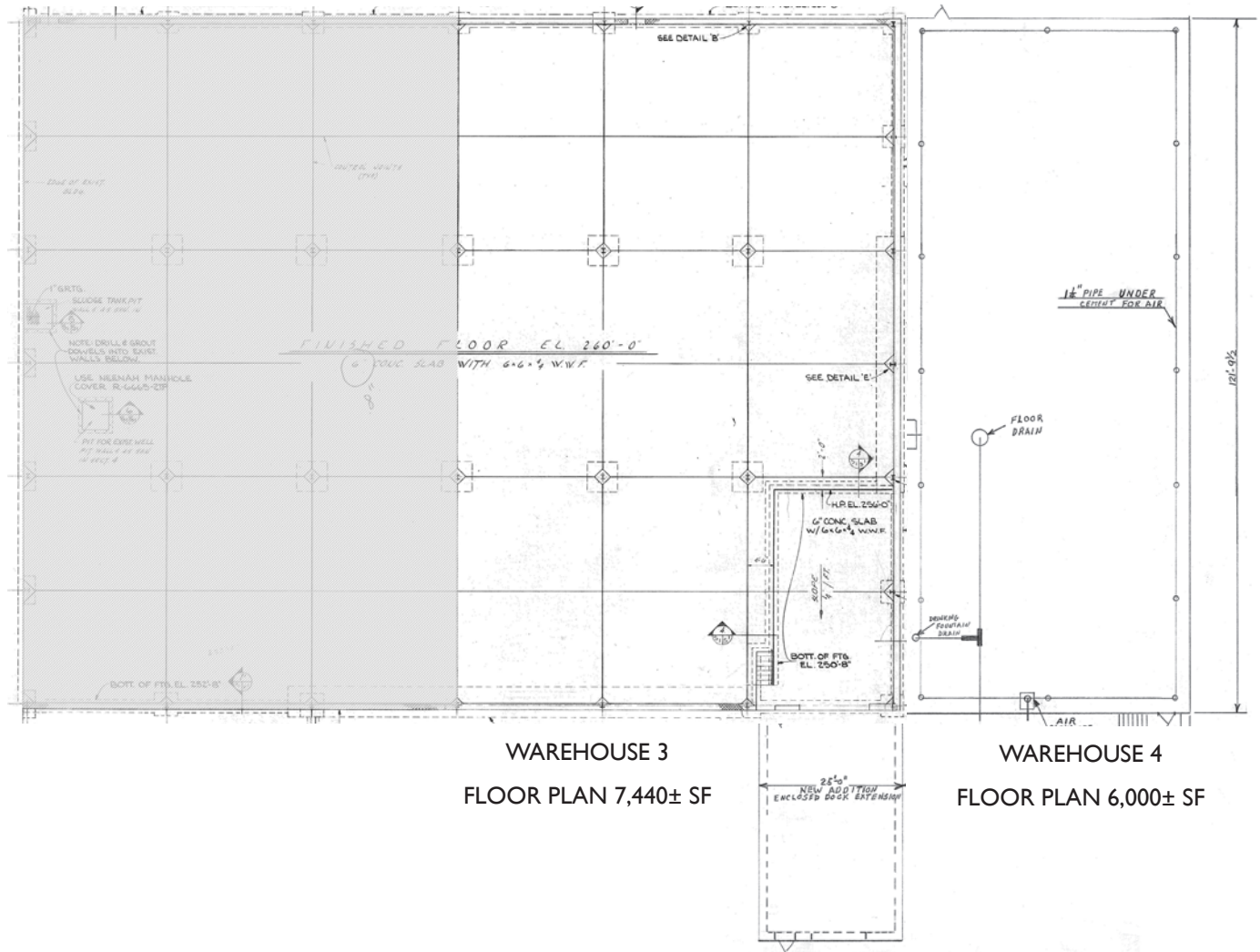


OFFICE FLOOR PLAN 5,306± SF



Office - 5,306± SF





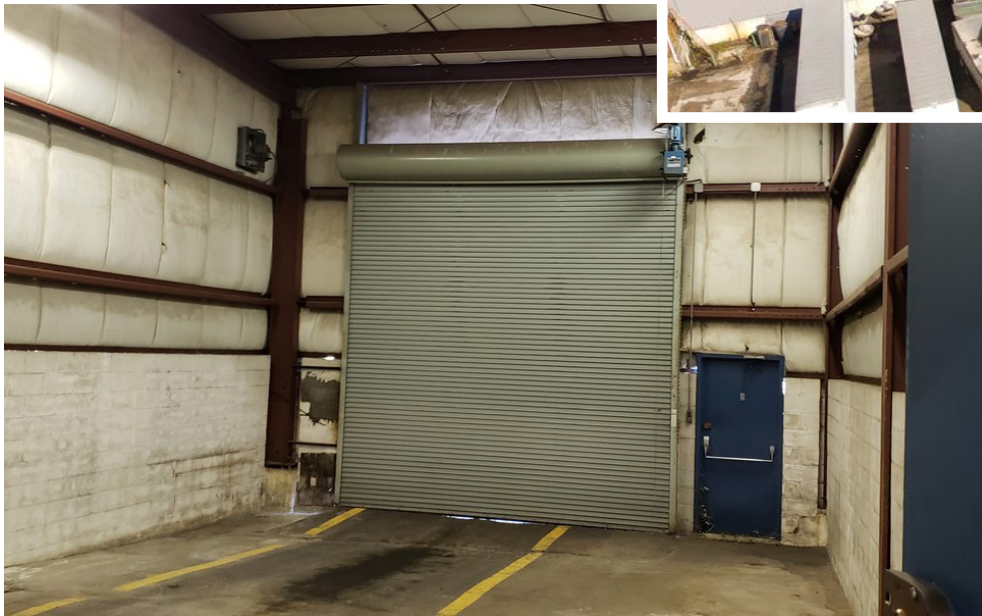
**WAREHOUSE 3**  
 FLOOR PLAN 7,440± SF

**WAREHOUSE 4**  
 FLOOR PLAN 6,000± SF

**Warehouse 3/4 - 13,440± SF**

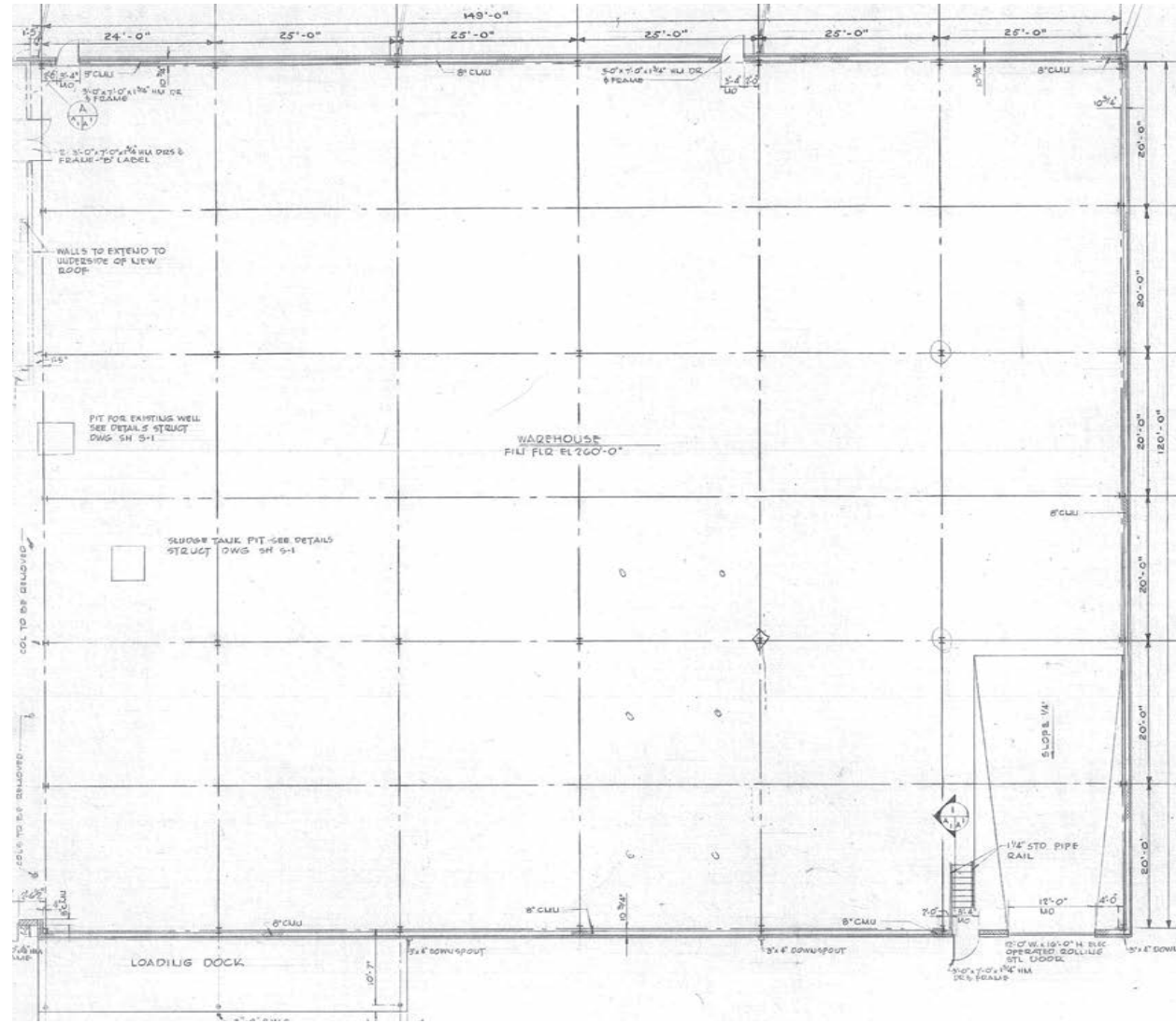


Building 3 - 7,440± SF





Building 4 - 6,000± SF



WAREHOUSE 5 - FLOOR PLAN 22,500± SF





Building 5 - 22,500± SF





DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	3,904	58,388	162,719
Households 2018	1,567	21,360	60,746
Average Income 2018	\$111,145	\$111,981	\$118,915
Daily Traffic Counts	County Line Road 14,131± Easton Rd/Route 611 34,450±		

**Zoning - Planned Industrial I**

Permitted Uses

Manufacturing

Warehouse

Laboratories, Research and Testing

Wholesale

Food Processing

Professional or Business Office

Entertainment or Recreational Facility

Recreation Facility/Community Center

Amusement Devices or Games

Theater

Miniature Golf Batting Cage

Mini Self Storage Warehouses

Accessory Commercial Uses

Conditional Uses

Distribution Truck Terminal or Transfer Station

Temporary Outdoor Display of Goods

Accessory Commercial Uses



