

POWERED BY THE SUN! FOR LEASE

INDUSTRIAL/MANUFACTURING BUILDING

PENN'S GRANT REALTY
Corporation

*1020 Thomas Drive
Warminster, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT

***10,000± SF - Great
Location with Ultra
Low Electric Costs!***



PRESENTED BY: *Kurt Eisenschmid, CCIM* — *Penn's Grant Realty Corporation*
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Property Highlights

Central location in the heart of Bucks County. This solar powered industrial building offers 10,000 SF total, consisting of 1,275 SF of office space and 8,550 SF manufacturing /warehouse space.

- **Solar Power - Ultra Low Energy Costs, Slashed electric bill by 2/3's**
- **Close Proximity to Major Roadways**
- **Owner Invested Over \$230,000 to Install 250 Solar Panels**
- **In 2016 Shop Area Outfitted with 5,000K LED Lighting**

PROPERTY SPECIFICATIONS

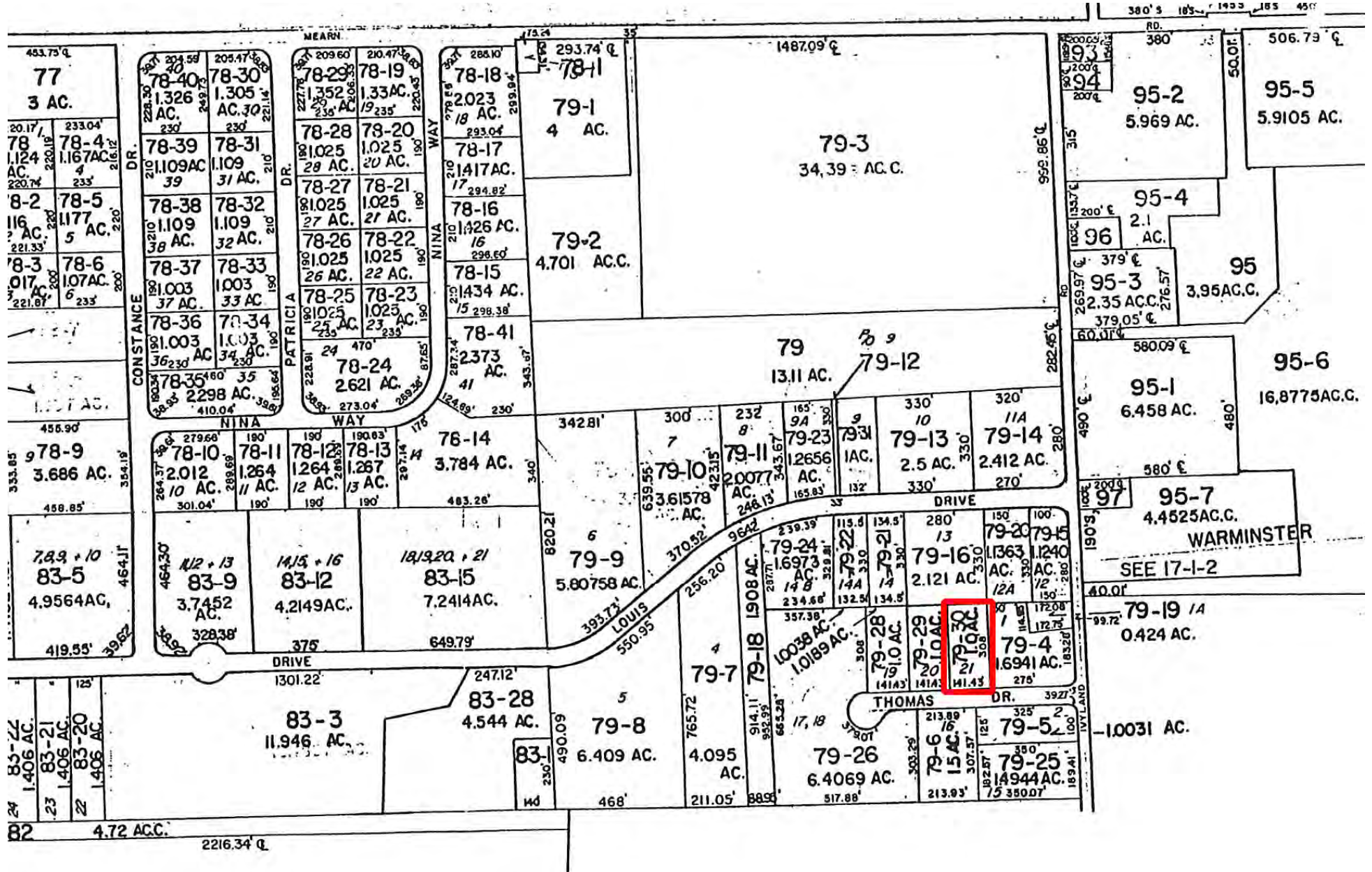
Total Square Feet:	10,000± SF
Office Space:	1,275± SF
Manufacturing/Warehouse Space:	8,550± SF
Lot Size:	1 acre
Year Built:	1984, renovated 2018
Parking:	15 spaces
HVAC:	Four (4) 5Ton roof top units
Electric:	200AMP 3 Phase 4 wire service
Water:.....	Public
Sewer:	Public
Ceiling Height:.....	11' Clear
Roof:.....	.060 White Thermoplastic Poly-Olefin membrane
Insulation:	Two (2) layers of 2.5" (5" total) of Polyisocyanurate Insulation R=30.6
Overhead Doors:	Two (2) Drive-in, approximately 10' x 9'
Zoning:.....	I—Industrial
Municipality:.....	Warminster Township
Tax Parcel :	49-009-079-030
Real Estate Tax Assessment :	\$93,600
Real Estate Taxes 2018:	\$16,744.82
Lease Price:	\$7.50 per Sq. Ft. NNN

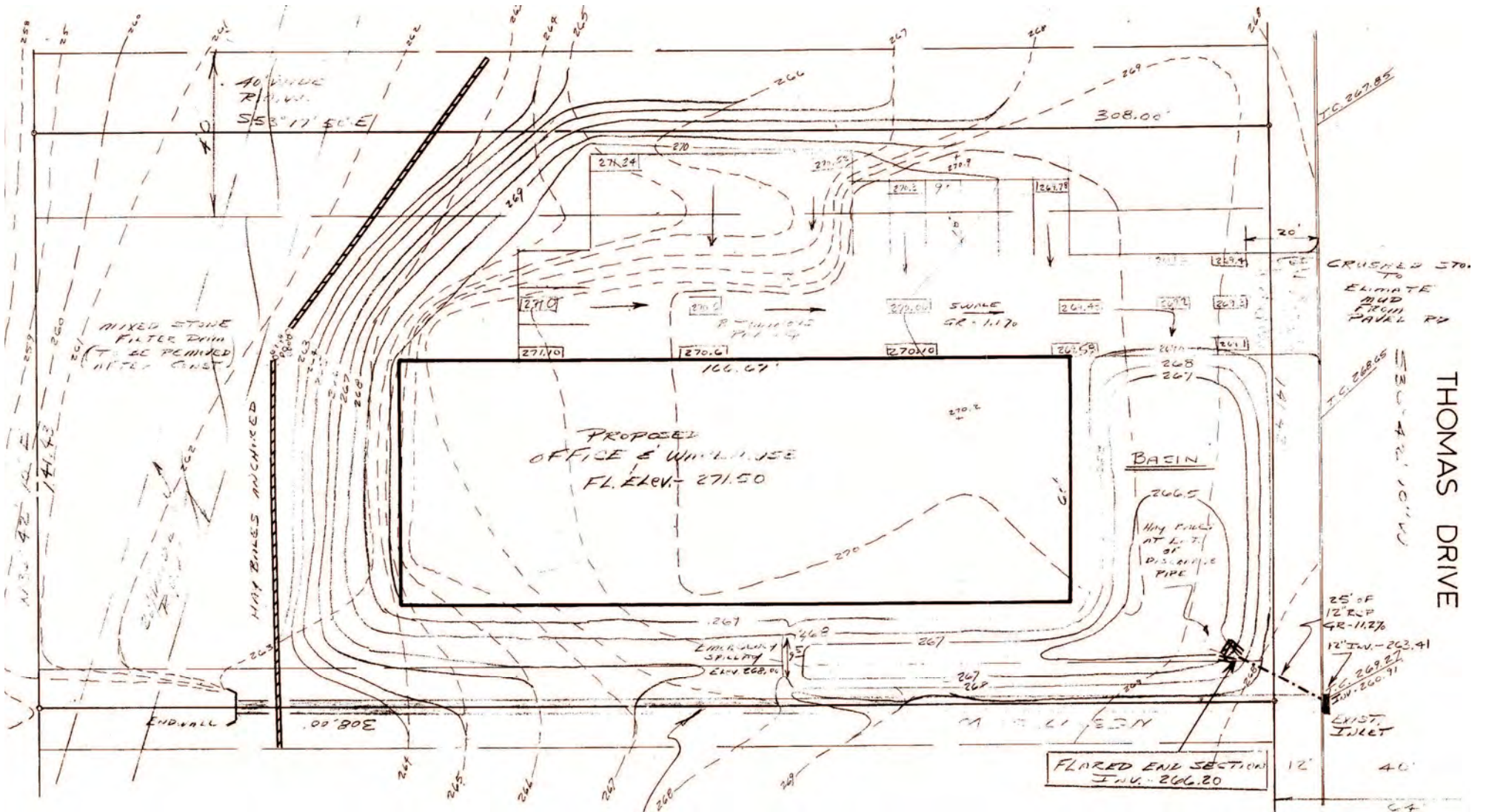




1020 THOMAS DR.
FOOT PRINT: 60' X 166'8"

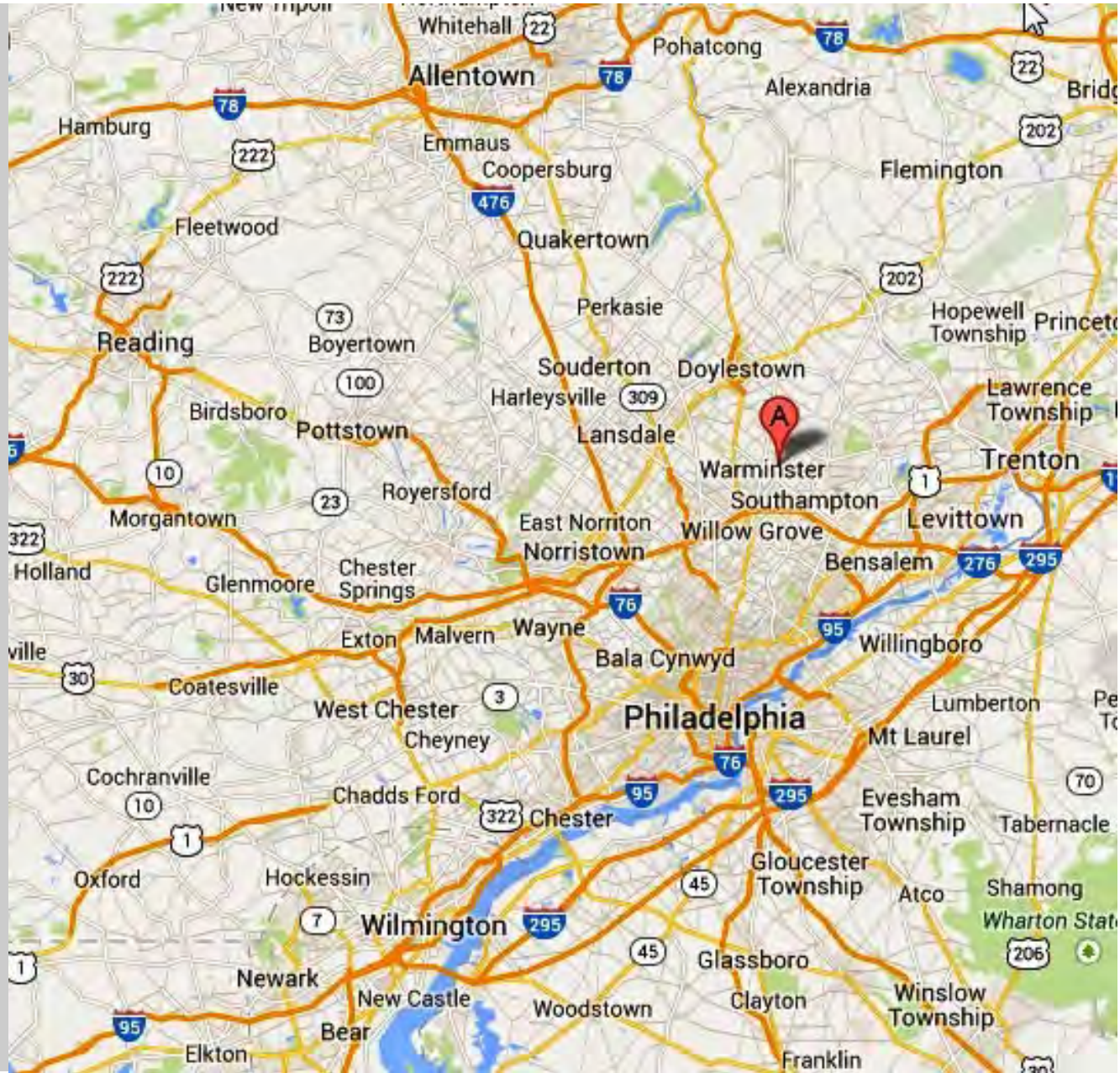
	PARKING LOT LIGHTING		WATER SPOUT W/ UNDER PAVE DRAINAGE		ALARM KEY PAD		FIRE PULL DOWN
	BALUSTER		WATER SPOUT		THERMOSTAT		EXTINGUISHER
	WATER VALVE		WATER SPOUT		OUTLET		LIGHTED EXIT SIGN
	WATER BIB		WATER SPOUT		LIGHT SWITCH		EMERGENCY LIGHT W/ BATTERY B/U
	TV COAX ENTER		ELECTRIC SERVICE ENTER		GFI OUTLET		EMERGENCY LIGHT
	GAS SERVICE ENTER		EXIT SIGN W/ EMERGENCY LIGHTS & BATTERY B/U		ALARM W/ STROBE CEILING		ALARM W/ STROBE WALL

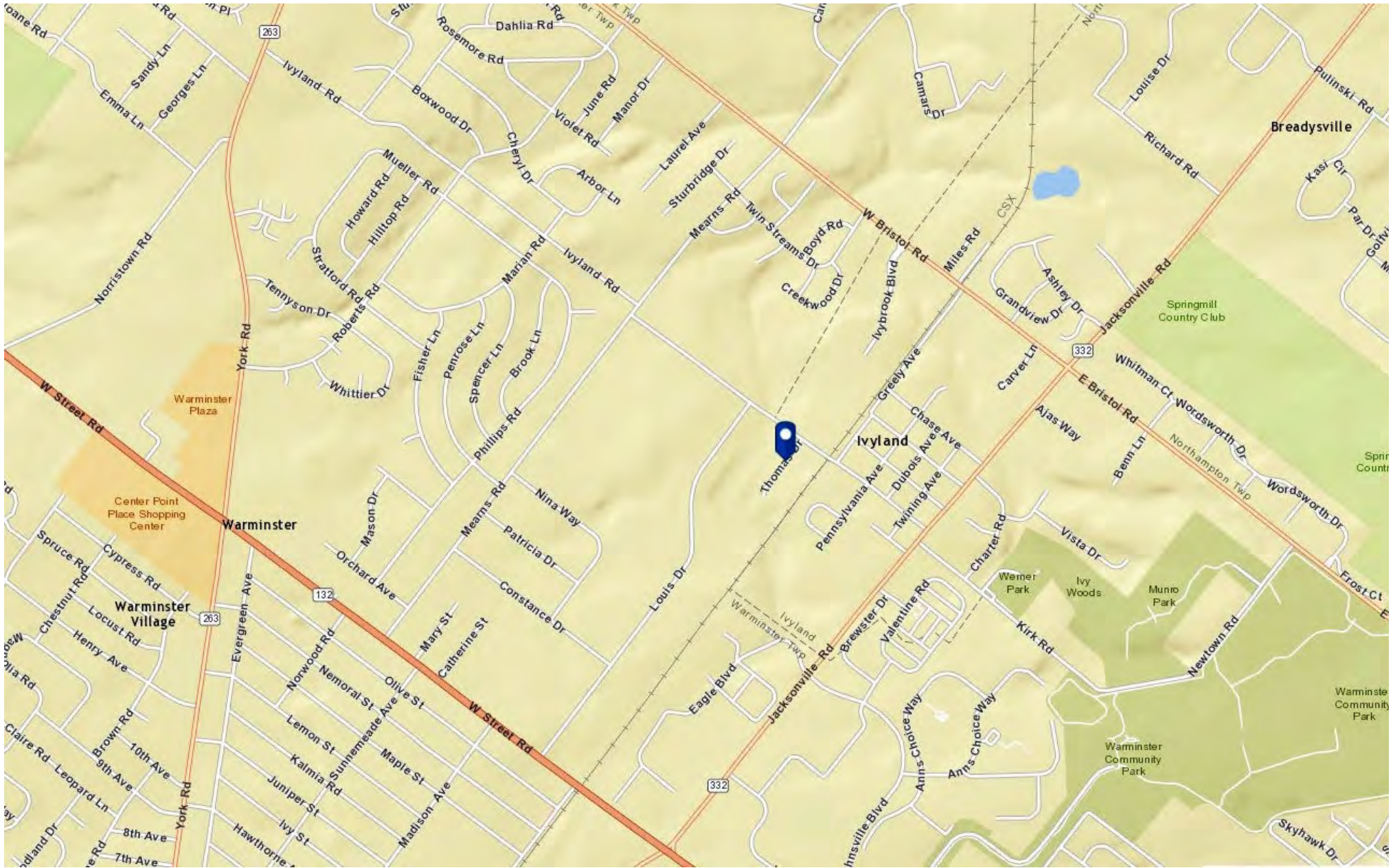


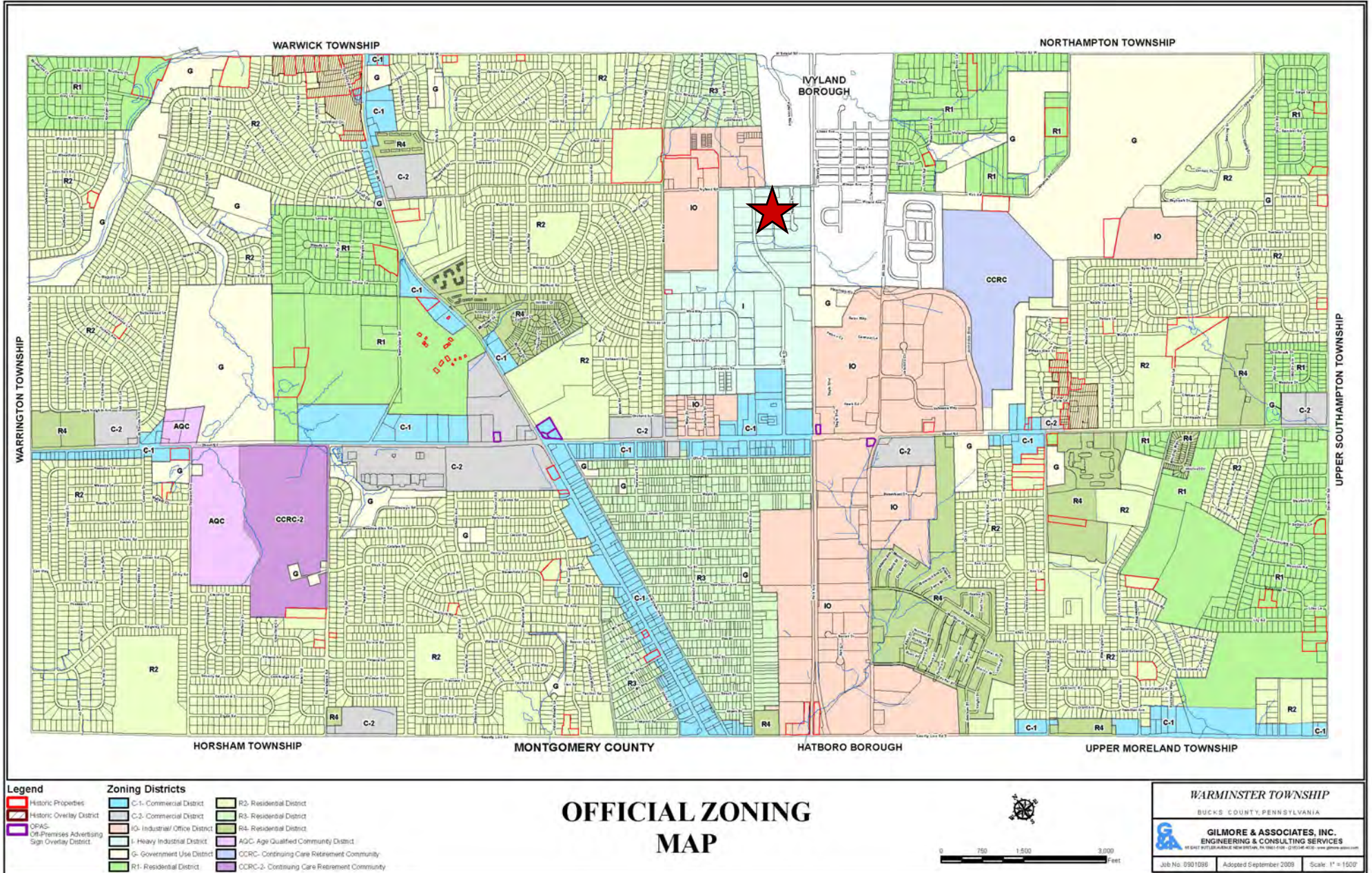


Site Plan

King of Prussia, PA	25 Miles
Quakertown, PA.....	26 Miles
Center City Philadelphia, PA	26 Miles
Princeton, NJ.....	30.5 Miles
Allentown, PA	41 Miles
Pottstown, PA	44 Miles
Wilmington, DE.....	50 Miles
Morgantown, PA.....	51 Miles
Reading, PA.....	65 Miles
New York City	87 Miles









Warminster Zoning For Industrial District

Permitted Uses - A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this Section subject to additional requirements of applicable provisions of this and other Township ordinances.

The following uses are permitted by right:

- | | |
|-----------------------------------|-------------------------------|
| Light manufacturing | Kennel |
| Research and development facility | Emergency services |
| Wholesale business and storage | Railway/transportation |
| Contractor offices and shops | Crematorium |
| Indoor commercial entertainment | Printing, publishing, binding |
| Outdoor private recreation | Truck terminal |
| Utility operating facility | Standard self storage |
| Repair shop | Fuel storage and distribution |
| Motor vehicle repair garage | |

Solar Project Environmental Benefits

Total Solar System Size 61.1kw

The Environmental Protection Agency Green house Gas Equivalencies Calculator estimates the environmental benefits generated by a solar electric system. The Calculator provides estimates of carbon dioxide reductions by million metric tons and converts abstract emission reduction concepts into real world examples. This tool is useful in communicating greenhouse gas reduction strategies, reduction targets, or other initiatives aimed at reducing greenhouse gas emissions into publically understood concepts.



Total System Size:	61.1 kilowatts (kW)
Total Annual Solar Generation:	73,177 kilowatt hours (kWh)

Project Components

YingLi 235 watt panels:	260 Panels
Inverter Type:	Solectria

Environmental Benefits

Annual Carbon Dioxide Offset:	52.6 metric tons
Project Life (25 Years) Carbon Dioxide Offset:	1,315 metric tons
Annual Equivalent Carbon Dioxide Offset:	10 passenger vehicles
Project Life (25 Years) Carbon Dioxide Offset:	250 passenger vehicles
Annual Equivalent Carbon Dioxide Offset:	6.4 residences' electric use
Project Life (25 Years) Carbon Dioxide Offset:	160 residences' electric use
Annual Equivalent Carbon Dioxide Offset:	11.2 acres of pine forest
Project Life (25 Years) Carbon Dioxide Offset:	280 acres of pine forest

Additional Information and Solar performance reports available upon request