



**965 THOMAS DRIVE  
WARMINSTER INDUSTRIAL PARK  
WARMINSTER, BUCKS COUNTY, PA 18974**

**TAX PARCEL #: 49-009-079-026**

- LOT SIZE:** Approx. 6.41 acres
- DESCRIPTION:** One-story, modern warehouse facility.
- SIZE OF BUILDING:** Approx. 40,649 sq. ft.
- |                                |                                    |
|--------------------------------|------------------------------------|
| <b><u>Available Unit:</u></b>  | Approx. 34,621 sq. ft. (Divisible) |
| <b><u>Offices:</u></b>         | Approx. 3,303 sq. ft.              |
| <b><u>Plant/Warehouse:</u></b> | Approx. 31,318 sq. ft.             |
- PARKING:** Approx. seventy (70) automobiles; expandable.  
Approx. fifty (50) trailer spaces.
- AGE OF BUILDING:** Built 1984.
- CONSTRUCTION:** **Frame:** Structural steel.  
**Walls:** Split face block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** Rubber membrane and metal roof.
- CEILING HEIGHT:** **Front Section:** 21'1" sloping to 9'10" to the underside of the bar joist.  
**Rear Section:** 24'5" sloping to 9'2" to the underside of the bar joist.
- LOADING:** **Tailgate:** Three (3) electrically operated docks - two (2) 8' x 10' insulated steel sectional doors with dock bumpers. One (1) 8' x 8' insulated steel sectional door with dock bumpers.  
**Drive-in:** Can be created.



<b>COLUMN SPACING:</b>	Mostly 25' x 50'
<b>SPRINKLER SYSTEM:</b>	Wet system providing .20 density over the most remote 3,000 sq. ft.
<b>HVAC:</b>	Multiple rooftop-mounted combination units with natural gas-fired blower units.
<b>INTERIOR LIGHTING:</b>	LED.
<b>EXTERIOR LIGHTING:</b>	Wall-mounted fixtures.
<b>ELECTRIC:</b>	1200 amp, 3 phase, 277/480 volts; service provided by PECO.
<b>OFFICE AREA:</b>	3,303 sq. ft. divided into multiple private offices. Finishes include 2' x 4' acoustic ceiling tiles with fluorescent lighting, and a mix of painted drywall and painted concrete block. Breakroom with base and wall cabinets and a sink. Finishes include 2' x 4' acoustic ceiling tiles with fluorescent lighting, VCT flooring, and painted drywall.
<b>TOILET FACILITIES:</b>	<p><b>Office:</b> One (1) men's room with two (2) water closets, one (1) urinal, and two (2) lavatories. One (1) ladies' room with three (3) water closets and three (3) lavatories. One (1) executive restroom with one (1) water closet, one (1) lavatory and a shower. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, tile flooring, and a wainscot of tile with painted drywall.</p> <p><b>Plant/Warehouse:</b> One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' and 2' x 2' acoustical ceiling tiles, fluorescent lighting, vinyl tile flooring, and painted concrete block.</p>
<b>WATER:</b>	1" line connected to a 12" main; service provided by Warminster Township Water & Sewer Authority.
<b>SEWER:</b>	4" lateral; service provided by Warminster Township Water & Sewer Authority.
<b>GAS:</b>	1¼" service; supplied by PECO.
<b>ASSESSMENT:</b>	\$ 308,200 (2023)
<b>TAXES:</b>	\$ 64,732 (\$1.62/SF)



**ZONING:**

I – Industrial

Permitted Uses:

- Public or private school
- Outpatient surgical center
- Medical/dental office
- Business/professional office
- Repair shop
- Indoor commercial entertainment
- Fitness center
- Day spa
- Outdoor private recreation
- Motor vehicle repair garage
- Kennel
- Banquet/catering facility
- Tattoo and body piercing services
- Equipment rental or motor vehicle leasing
- Emergency services
- Railway/transportation station
- Utility operating facility
- Light manufacturing
- Research and development facility
- Wholesale business and storage
- Crematorium
- Printing, publishing, binding
- Contractor offices and shops
- Warehouse storage
- Truck terminal
- Quarry
- Standard self-storage
- Fuel storage and distribution
- Nonresidential accessory building or structure
- Solar energy system

**LOCATION:**

Strategically situated in 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 Rd (Route 132) County Line Rd, Easton Rd (Route 611), and York Rd (Route 263).

**AIRPORT:**

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

**HOTELS:**

Most major hotels are represented in the area within a 5-to-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 30<sup>th</sup> Street Station to Warminster Station, which is within walking distance of the property.



2 MEZZANINE LEVEL  
SCALE: 1/16" = 1'-0"



