



<b>Premises:</b>	539 Jacksonville Road John Fitch Industrial Park Warminster, Bucks County, PA 18974 Tax Parcel #: 49-009-024-001
<b>Description:</b>	Modern one (1) story masonry and steel building with abundant loading and parking.
<b>Lot Size:</b>	8.48 Acres
<b>Building Size:</b>	112,010 SF
<b>Available Space:</b>	62,500 SF (Divisible). 2,758 SF of additional office area is optionally available.
<b>Unit Configurations:</b>	<p>Flexible unit configurations are available. Several examples below illustrate possible division.</p> <ul style="list-style-type: none"><li>• 65,258 SF with office area of 4,841 SF</li><li>• 62,500 SF with office area of 2,083 SF</li><li>• 48,258 SF with office area of 2,758 SF</li><li>• 45,500 SF warehouse only</li><li>• 17,000 SF with office area of 2,083 SF</li></ul>
<b>Parking:</b>	Macadam-paved parking, striped for forty-five (45) automobiles and seven (7) trailers.
<b>Ceiling Height:</b>	17'8" sloping to 17'4" clear under bar joist.
<b>Column Spacing:</b>	42' x 30' (Front Bay) and 29'6" x 50' (Rear Bay)
<b>Loading:</b>	<b><u>Tailgate:</u></b> Twelve (12) tailgate loading docks in total. Nine (9) of which are equipped with load levelers. (Four (4) hydraulic, three (3) of which are equipped with dock locks and five (5) edge of dock.)
<b>Lighting:</b>	<b><u>Plant/Warehouse Area:</u></b> T8 fluorescent fixtures <b><u>Office Area:</u></b> Fluorescent fixtures

<b>Sprinkler:</b>	100% wet system.
<b>Office Area:</b>	<p>2,083 SF divided into two (2) large private offices and two (2) large bullpen areas.</p> <p>The optionally available, 2,758 SF office area features six (6) private offices and a conference room.</p>
<b>Break Room:</b>	672 SF (42' x 16'), featuring base and wall cabinets and a sink.
<b>Restrooms:</b>	<p>One (1) ladies' room contains two (2) water closets and three (3) lavatories. One (1) men's room contains three (3) water closets, two (2) urinals, and four (4) lavatories. One unisex ADA accessible restroom featuring one (1) water closet and one (1) lavatory.</p> <p>The optionally available 2,758 SF office area includes one (1) ladies' room and one (1) men's room, each containing one (1) water closet and one (1) lavatory.</p>
<b>HVAC:</b>	<p><b><u>Plant/Warehouse Area:</u></b> Natural gas-fired Reznor units.</p> <p><b><u>Office Area:</u></b> Rooftop-mounted package units.</p>
<b>Electric Service:</b>	270/480 volt and 120/208 Volt 3 phase service. Service provided by PECO Energy.
<b>Gas Service:</b>	2.5" high-pressure line. Service provided by PECO Energy.
<b>Water Service:</b>	1.5" domestic service line. Service provided by Warminster Municipal Authority.
<b>Sewer Service:</b>	Service supplied by Warminster Municipal Authority.
<b>Zoning:</b>	IO- Industrial/ Office District
<b>Real Estate Taxes:</b>	\$1.20 PSF (25/26)
<b>Location:</b>	Strategically located along Jacksonville Road in Warminster Township, the property provides convenient access to Route 263, Route 611, and Street Road (Route 132), with direct connectivity to the Pennsylvania Turnpike via the Willow Grove Interchange (Exit #343). The site is approximately thirty (30) minutes from Center City Philadelphia, twenty (20) minutes from Trenton, NJ, and ninety (90) minutes from New York City, offering excellent regional access throughout Bucks and Montgomery Counties as well as the greater Philadelphia metro area.
<b>Airport:</b>	Philadelphia International (PHL) is forty (40) minutes away, Northeast Philadelphia (PNE) is twenty (20) minutes away and Trenton-Mercer (TTN) is twenty-five (25) minutes away.
<b>Hotels:</b>	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

**Public  
Transportation:**

SEPTA Warminster Line train stops at Warminster Station (Jacksonville Road & Street Road), which is within short walking distance. SEPTA Bus Route 22 provides service directly to the property.

**Miscellaneous:**

Through-the-wall ventilation fans.

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HILLSBOROUGH, NJ 08844

SPEC BUILDING

539 JACKSONVILLE RD.  
WARMINSTER, PA

EXISTING PLAN

SCALE AS NOTED

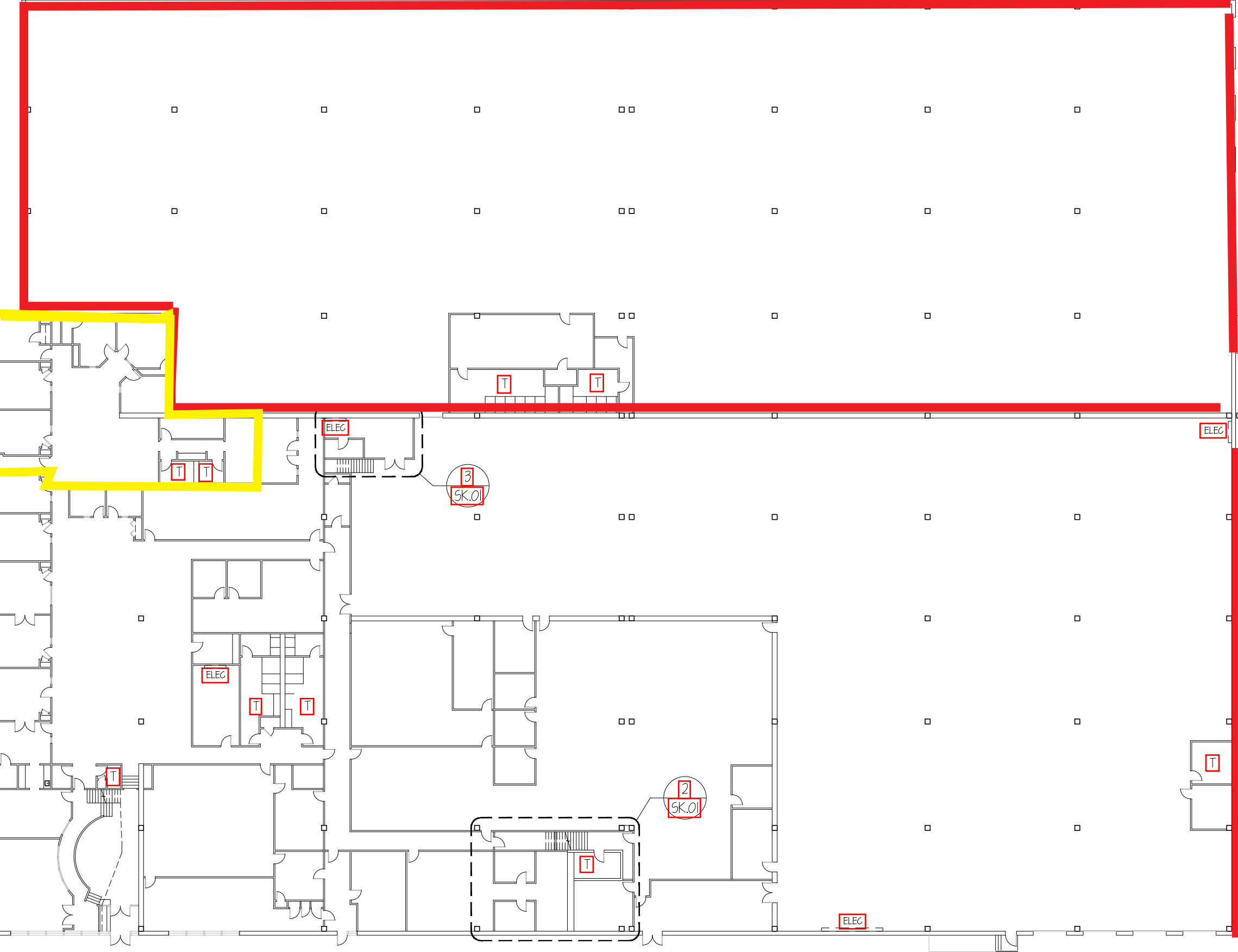
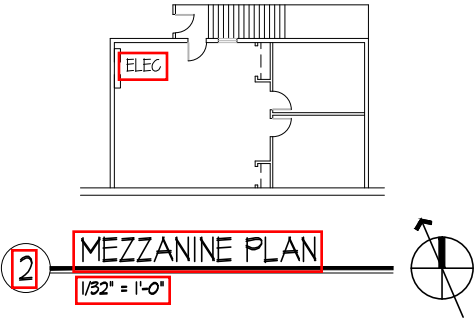
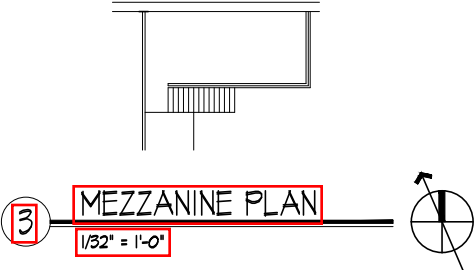
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OPTIONALLY AVAILABLE