

48A VINCENT CIRCLE
WARMINSTER, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

5,876 SF
Available

PROPERTY HIGHLIGHTS

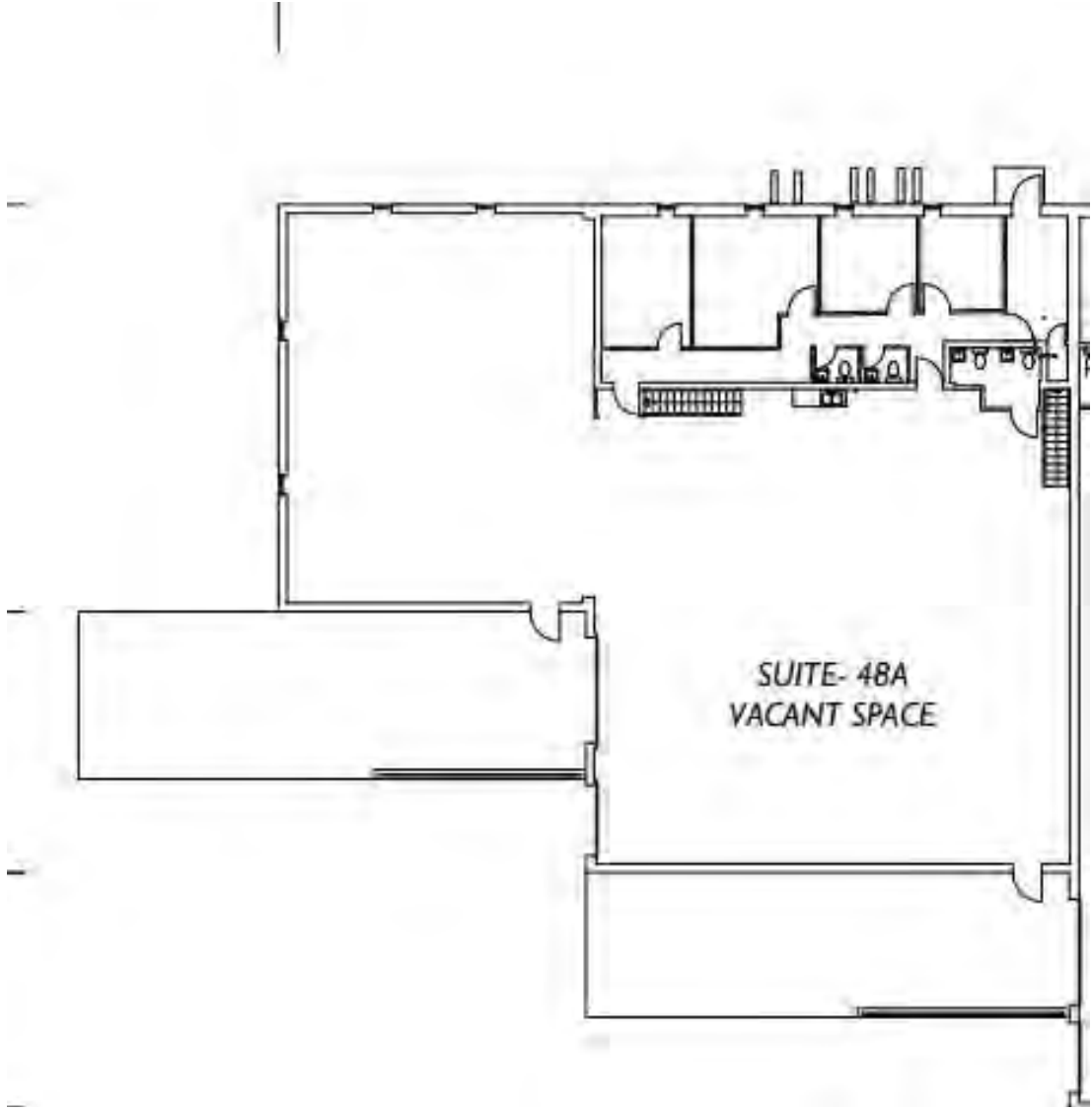
- 5,876 SF Available for Lease
- 16' clear height
- One (1) Loading-Dock (10'H x 8'W)
- One (1) Drive-In (14'H x 12'W)
- Five (5) Private Offices and 2 Restrooms
- Gas-Fired Reznor Units
- 3 Phase 120/208V 400 Amp Power
- Public Water and Sewer
- Natural Gas
- Zoned I-1 (Northampton Township)
- This property is situated in the Jacksonville Industrial Park in Warminster, PA. The site provides quick access to I-276, which serves as a major artery in southeastern Pennsylvania.



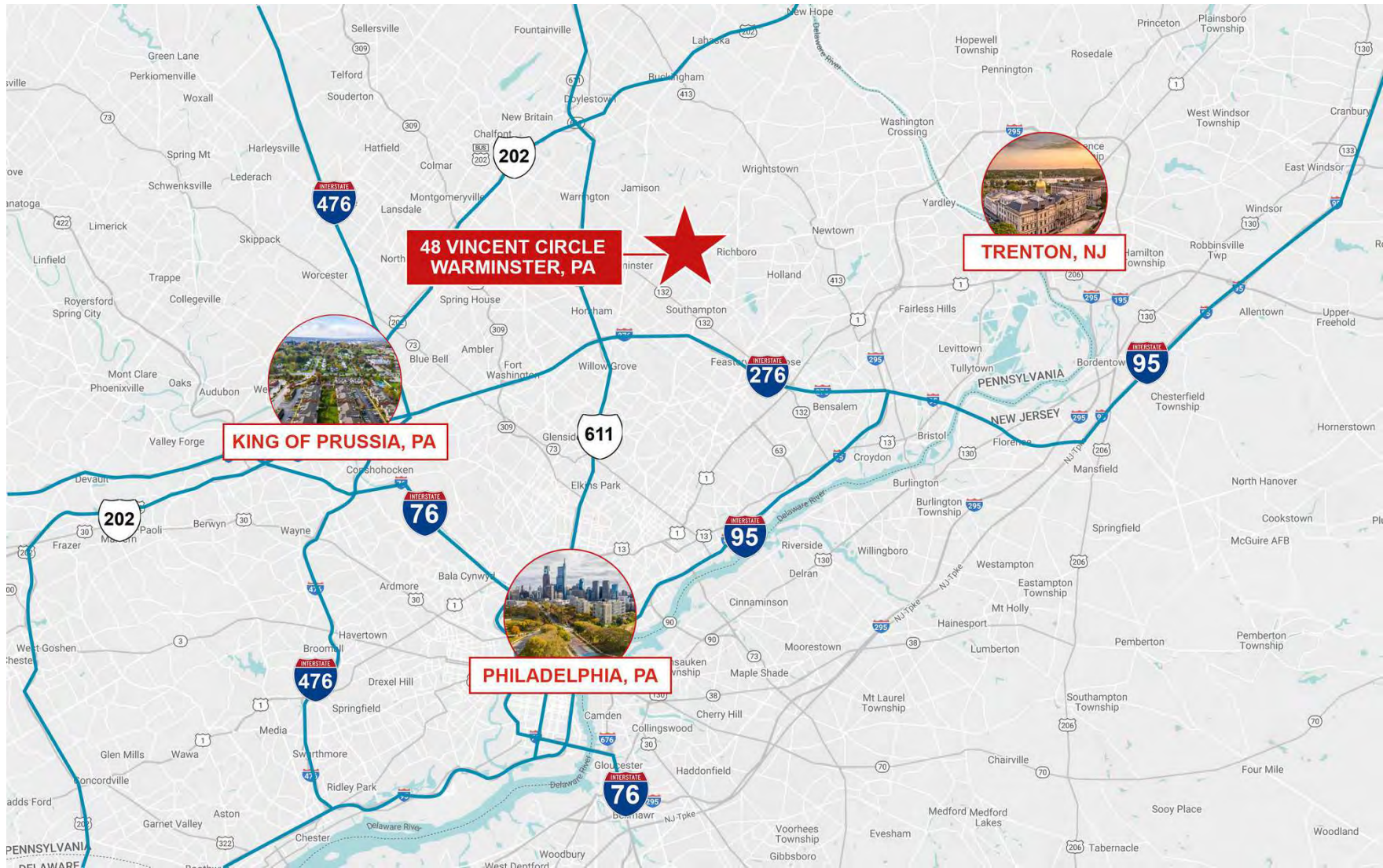
ADDITIONAL PHOTOS



FLOOR PLANS



AREAL MAP



DEMOGRAPHICS MAP & REPORT

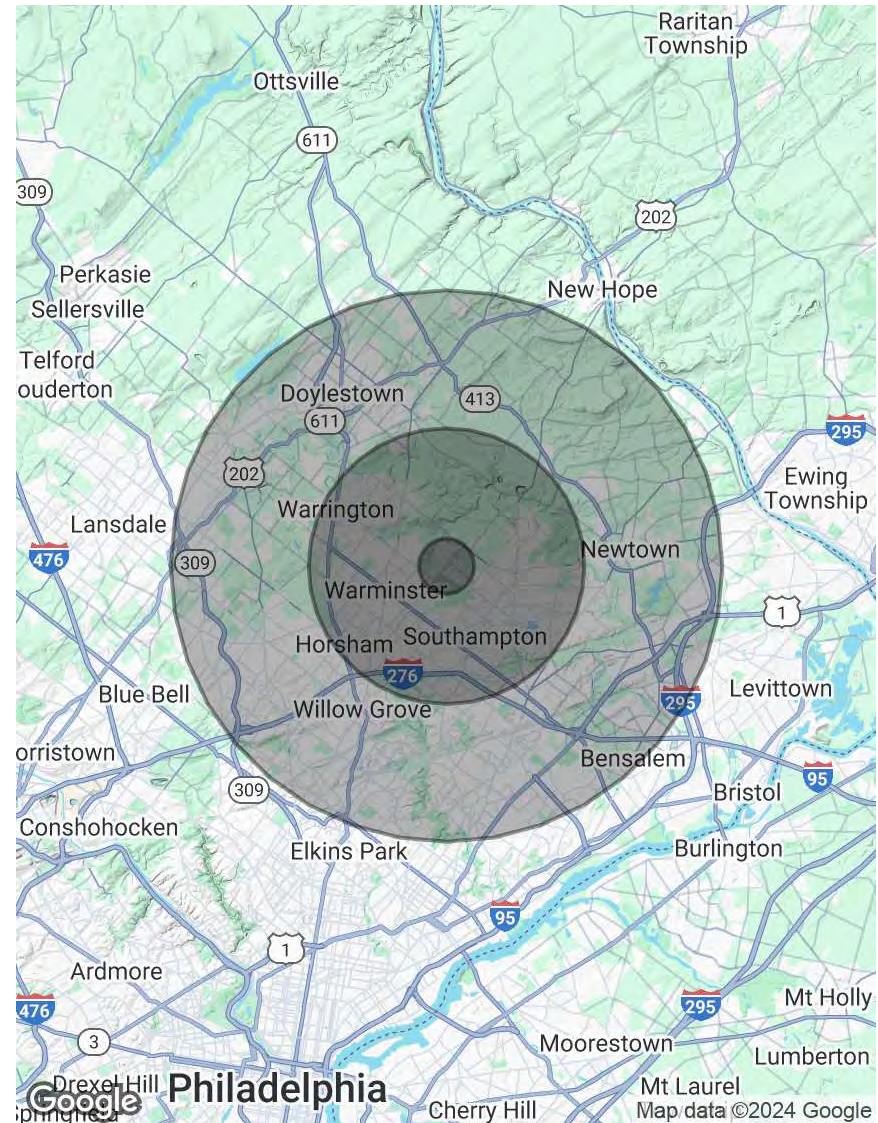
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,841	144,957	573,992
Average Age	45	44	44
Average Age (Male)	45	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	990	54,521	216,888
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$195,314	\$149,290	\$149,039
Average House Value	\$712,685	\$502,972	\$501,662

Demographics data derived from AlphaMap



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