# **48A VINCENT CIRCLE** WARMINSTER, PA

AVAILABLE FOR LEASE INDUSTRIAL PROPERTY

5,876 SF Available

SWANGER

Section Cardenal Contes

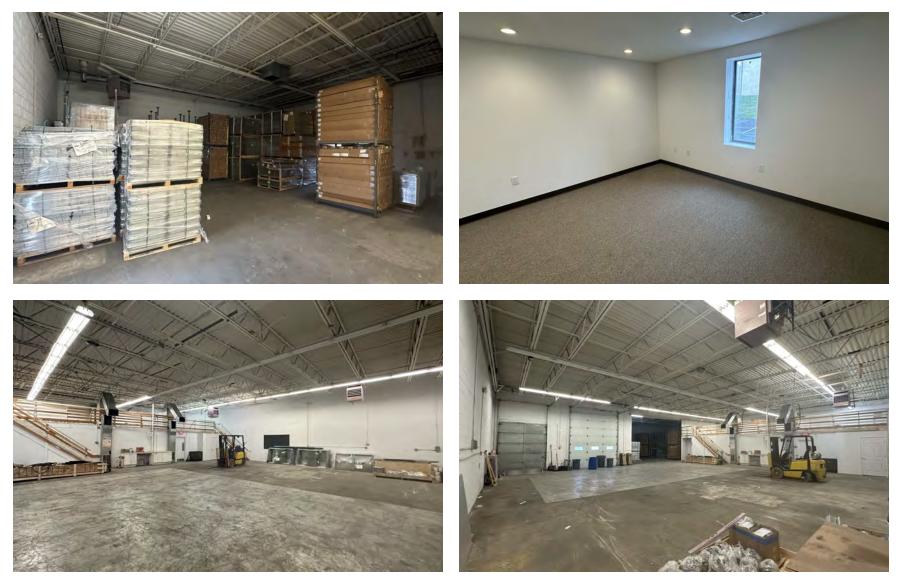
#### **PROPERTY HIGHLIGHTS**

- 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.



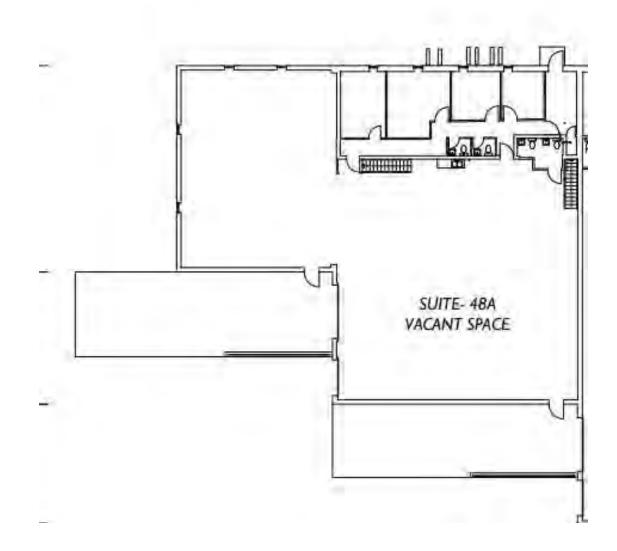


## **ADDITIONAL PHOTOS**





**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

#### Raritan Township Ottsville (611) 309) 202 Perkasie New Hope Sellersville Telford ouderton Doylestown (413) (611) (202) Ewing Township Warrington Lansdale Newtown Warminster 11 Horsham Southampton Levittown Blue Bell 295 Willow Grove orristown Bensalem 95 (309) Bristol Conshohocken Burlington Elkins Park 95 1 Ardmore Mt Holly 295 476 Moorestown 3 Lumberton Philadelphia Mt Laurel Cherry Hill Map data ©2024 Google



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