48A VINCENT CIRCLE WARMINSTER, PA

AVAILABLE FOR LEASE INDUSTRIAL PROPERTY

5,876 SF Available

SWANGER

Section Cardenal Contes

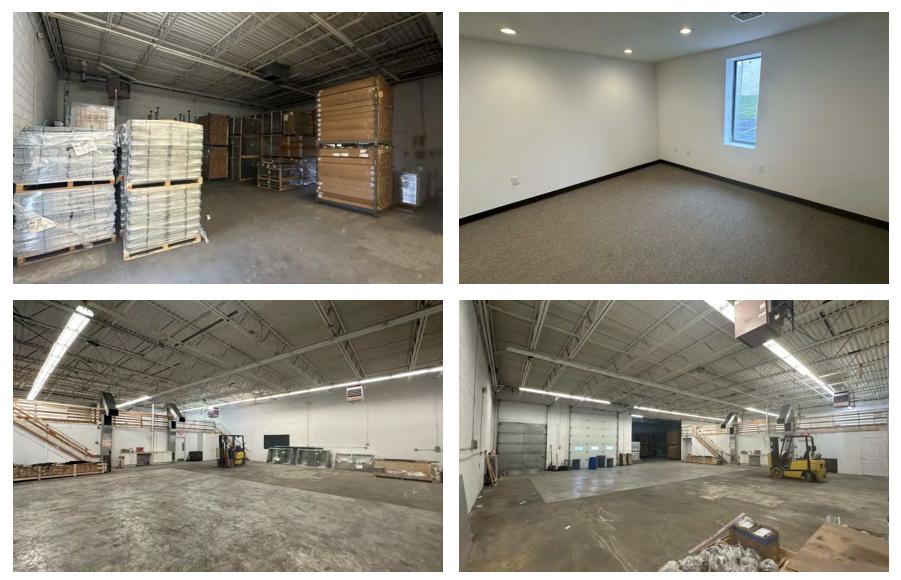
PROPERTY HIGHLIGHTS

- 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.



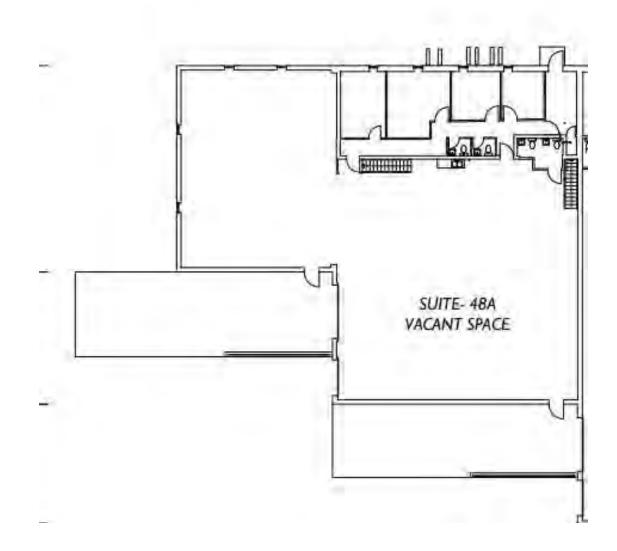


ADDITIONAL PHOTOS





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



CONTACT



Timothy Pennington Partner & Senior Vice President **215.448.6266** tpennington@binswanger.com



Matt Corrigan Senior Vice President 215.448.6018 mcorrigan@binswanger.com



Bruce Bean Vice President 215.448.6039 bbean@binswanger.com



Three Logan Square 1717 Arch Street, Suite 5100 Philadelphia, PA 19103 Phone: 215.448.6000 binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.