



22,475 SF± Industrial / Flex Building

101 Friends Lane

NEWTOWN, PA 18940

PRESENTED BY:

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THE TEAM



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The Property



PROPERTY SUMMARY

22,475 SF± INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE

101 FRIENDS LANE
NEWTOWN, PA 18940

OFFERING SUMMARY

SALE PRICE:	\$4,950,000
LEASE RATE:	Subject to Offer
OWNERSHIP:	Condo Fee-Simple
CEILING HEIGHT:	11'5 to 10'5"
SPRINKLED:	Yes
ADA ACCESSIBLE:	Yes
ZONING:	LI - Light Industrial



PROPERTY SUMMARY

SVN Ahia Commercial Real Estate is proud to present this 22,475± SF single-story flex/industrial building in the Friends Lane Commons Condominium Association within the Newtown Industrial Commons. Located in the LI-Light Industrial Zoning District, the property accommodates a wide range of uses permitted by right. Approximately 10,000± SF is configured as a banquet facility with an open floor plan, abundant natural light, and office space. The remaining 12,000± SF consists of warehouse space with two loading docks and one drive-in doors. The fully sprinklered building features three-phase, 1,600-amp electrical service, a 6-inch water line, an 8-inch sewer line, and ample on-site parking. Available for sale or lease, this is a rare opportunity in highly sought-after Newtown, Pennsylvania, an affluent Bucks County community offering convenient access to major highways connecting Philadelphia, New York City, and Washington, D.C.



PROPERTY DETAILS

SALE PRICE

\$4,950,000

LEASE RATE

SUBJECT TO OFFER

LOCATION INFORMATION

COMPLEX NAME	Friends Lane Commons
STREET ADDRESS	101 Friends Lane
CITY, STATE, ZIP	Newtown, PA 18940
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Penns Trail
NEAREST HIGHWAY	I-295 - 1.9 Mi.
NEAREST AIRPORT	Trenton Mercer (TTN) - 8 Mi Philadelphia Int'l (PHL) - 39.2 Mi

BUILDING INFORMATION

BUILDING SIZE	22,475 SF±
YEAR BUILT	1985
ROOF	Rubber Membrane
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex
ZONING	LI - Light Industrial
APN #	29-010-092-003
RE TAXES (2026)	\$38,709.42
CONDO FEE (MONTHLY)	\$2,240.00
CORNER PROPERTY	Yes
SIGNAGE AVAILABLE	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING SPACES	130+ (463 within the complex)

UTILITIES

HEATING	Gas
ELECTRIC	3 Phase 1,600 AMP 208/120 (2) disconnected 277/480 3 phase transformers on site (up to 4,000 amps available on site)
WATER	Public (6" incoming water line)
SEWER	Public (8" sewer main w/ 4" connection and 1½"-2" branch lines)

PROPERTY HIGHLIGHTS

- Available for sale or lease
- 22,475± SF single-story industrial/flex building
- Approx. 10,000± SF fit out as office / event space w/ full commercial kitchen
- Approx. 12,000± SF warehouse space
- Two loading docks, one drive-in door
- LI-Light Industrial zoning with a broad range of permitted uses
- 2 ton Hoists and Trolley crane
- Monument signage at the corner of Friends Lane and Penns Trail
- Heavy Power (up to 4,000 amps)



**2 Loading Docks &
1 Drive-in Door**



**Heavy Power
up to 4,000 amps**



2 Ton Crane

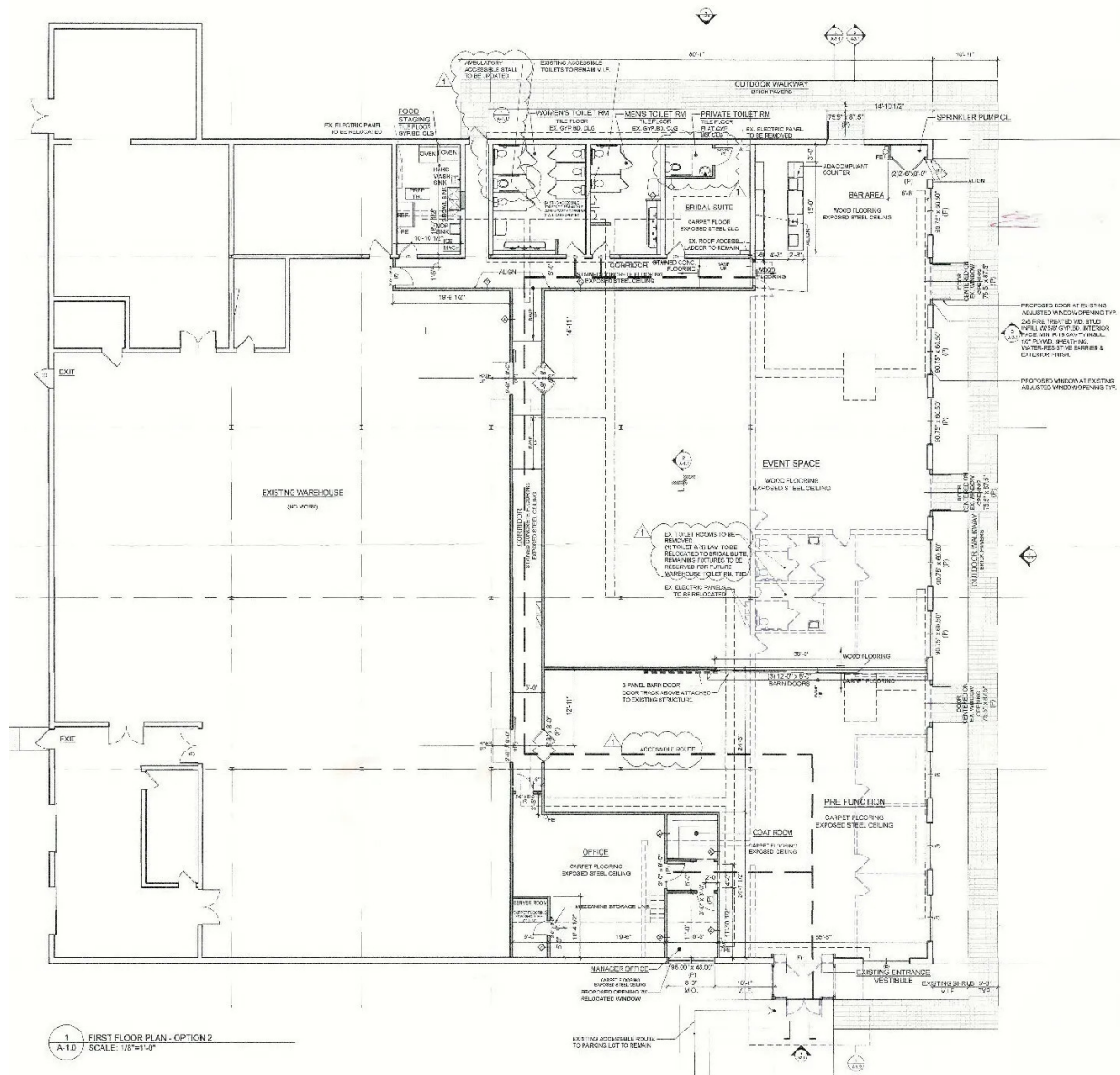
PROPERTY PHOTOS







FLOOR PLANS





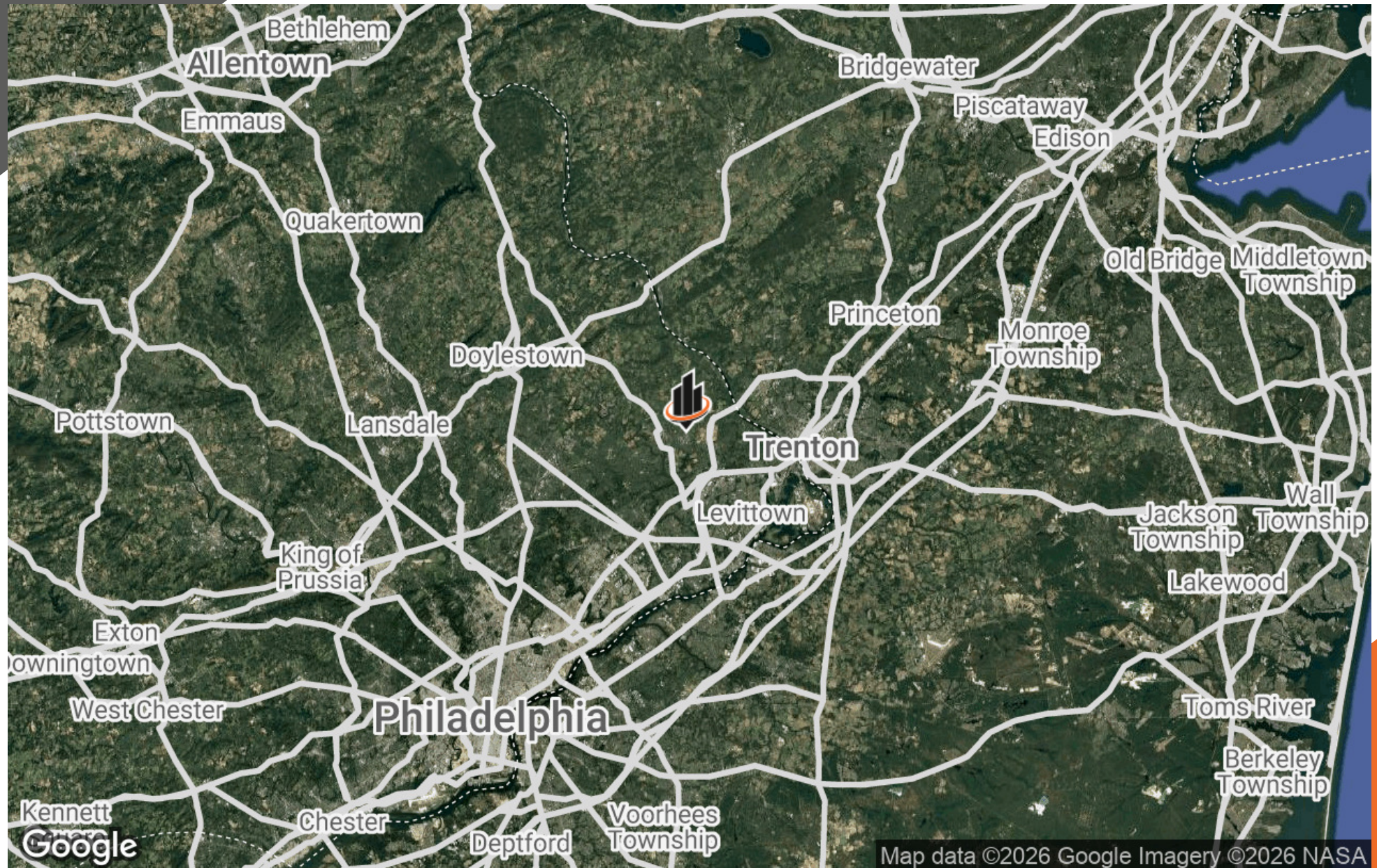
The Location



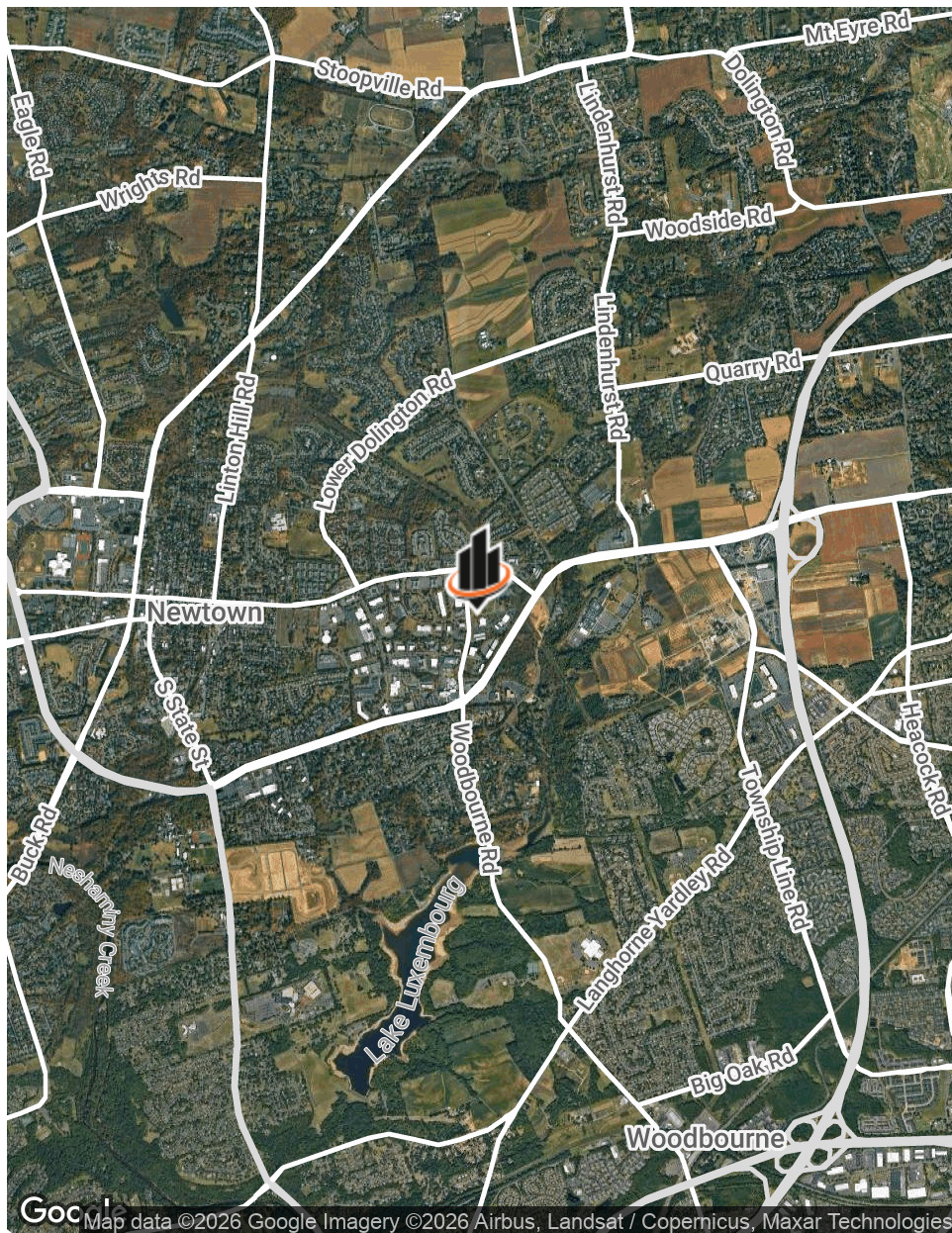
LOCATION DESCRIPTION

The property is located within the Newtown Industrial Commons and offers convenient access to Newtown Bypass (Route 332), I-95/295, the Pennsylvania Turnpike (I-276), U.S.-1, and Route 413, providing efficient connectivity throughout Bucks County, Greater Philadelphia, and Central New Jersey. The property is located within Newtown's highly desirable commercial market, near abundance of restaurants, shopping and business services.

REGIONAL MAP



AERIAL MAPS





The Demographics

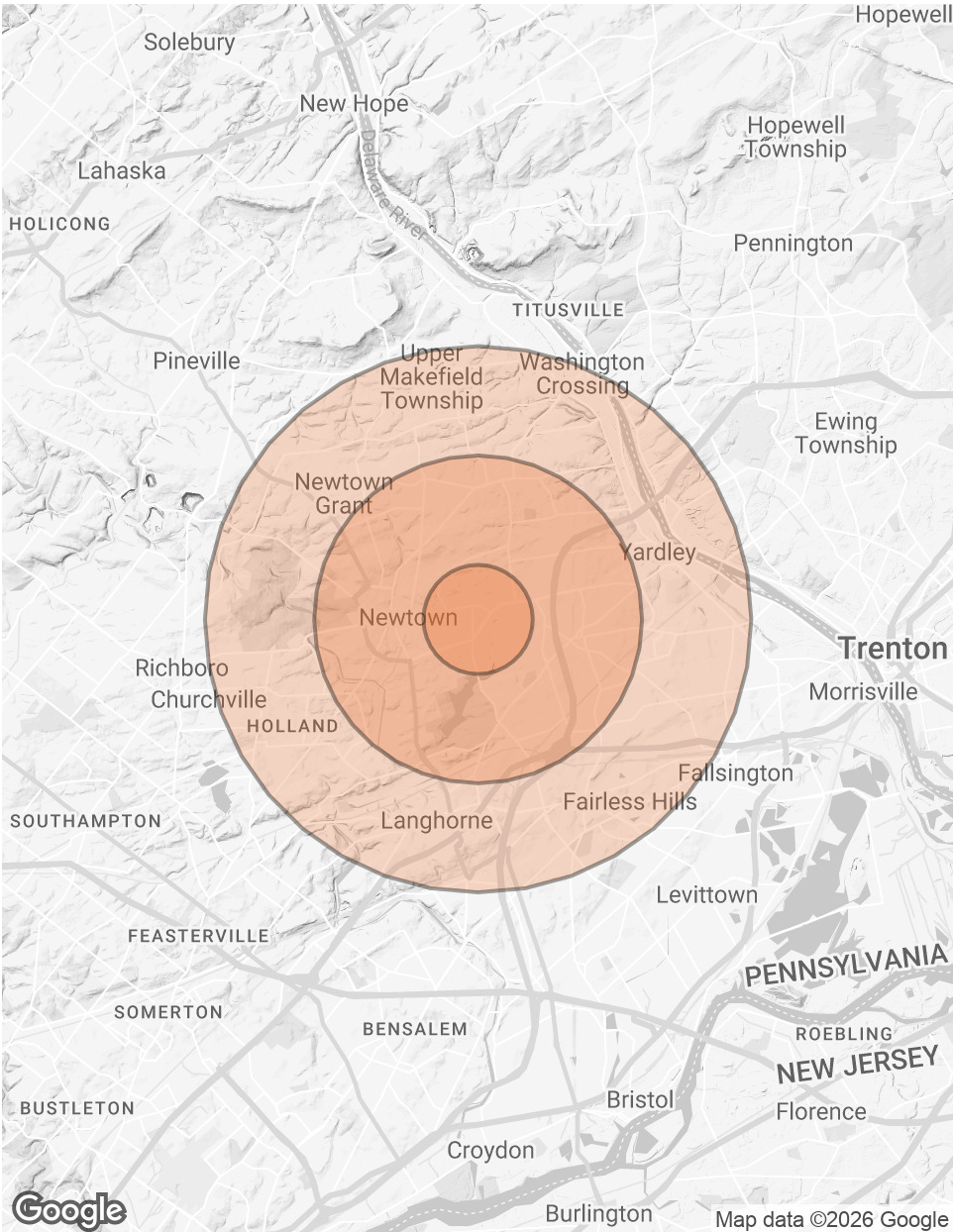


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,512	46,803	128,306
AVERAGE AGE	50	47.8	46.3
AVERAGE AGE (MALE)	47.6	46.7	44.9
AVERAGE AGE (FEMALE)	51.7	48.8	46.9

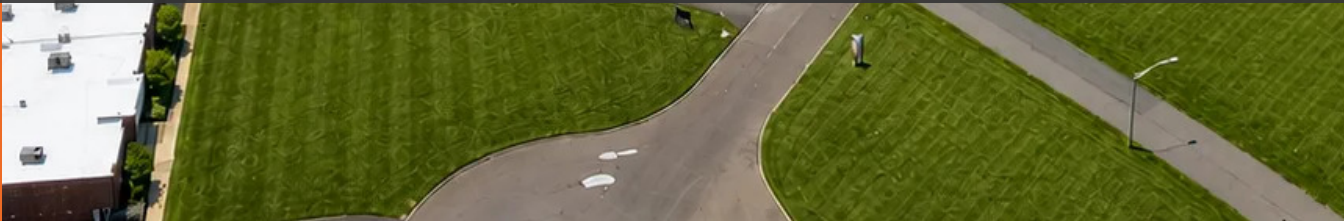
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,829	18,622	48,676
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$192,276	\$188,559	\$175,638
AVERAGE HOUSE VALUE	\$578,898	\$584,124	\$549,746

2023 American Community Survey (ACS)





The Zoning



§ 702. LI Light Industrial Districts. [Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article IV; adopted 11/20/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, § 1.S; adopted 11/20/2002. Amended effective 6/28/2004 by JMZO Ord. 2004-5, §§ 1, 2, 5 - 7; adopted 6/23/2004. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007.]

In LI Light Industrial Districts, the following regulations shall apply:

A. Use Regulations. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses, and no other, provided that such uses shall comply with such regulations as yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking, and other provisions as are specified in other Articles herein.

1. General.

- a. No lot, parcel, or tract of land shall be used and no building or structure shall be erected, altered, or remodeled for any of the following uses: the manufacture of heavy chemicals including, but not limited to, acids or other corrosives, ammonia, caustic soda, and sulfuric acid; the manufacture of explosives, combustible gases, soaps and detergents, fertilizers; the manufacture or production of metals and alloys in ingot form; the manufacture or production of cement, plaster, cork and their constituents, matches, paints, oils, varnishes, lacquer, basic raw polymer or rubber; the curing and tanning of hides, and except as provided herein, the storage of fuels or explosive materials in bulk.
- b. No activities involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted, except such as are specifically licensed by the Commonwealth of Pennsylvania, or are used as customarily incidental to the operation of a principal use in such quantities, and in a manner conforming with applicable performance standards set forth hereafter. Such materials shall include, but shall not be limited to, all primary explosives such as lead azide, lead stypnate, fulminates, and tetracene; all high explosives including, but not limited to TNT, RDX, HMX, PETN, and picric acid; propellants and components thereof including, but not limited to nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks including but not limited to magnesium powder, potassium chlorate and potassium nitrate; blasting explosives including, but not limited to, dynamite and nitroglycerine; unstable organic compounds including, but not limited to, acetylides, tetrazoles, perchloric acid, perchlorates, chlorates, hydrogen peroxide in concentrations greater than 35%; and nuclear fuels, fissionable materials and products; and reactor elements including, but not limited to, Uranium 235 and Plutonium 239.
- c. All activities involving the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, and testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards as hereinafter set forth governing noise, smoke, particulate matter, toxic or noxious matter, odors, fire and explosive hazards, vibration, glare, or heat for the district in which such use shall be located; and no use already established on

the effective date of this Ordinance shall be so altered or modified as to conflict with or further conflict with such applicable performance standards for the district in which such use is located.

2. Uses by Right. Any of the following uses shall be permitted, provided the Use Regulations, Article VIII, of this Ordinance have also been met:
 - a. Agriculture and Horticulture, use A-1, on an area greater than five acres.
 - a.1. Forestry, use A-3.
 - b. Municipal Building, use C-14.
 - c. (Reserved)¹
 - d. Temporary Structure, use H-7.
 - e. Microwave Antenna for Television Receiving only Satellite Earth Stations, use H-12.
 - f. No-Impact Home-Based Business, use H-2.
 - g. Commercial School, use C-3.
 - h. Athletic Facility, use C-6.
 - i. Child Care Facility, use C-10.
 - j. Office, use D-1.
 - k. Medical Office, use D-2.
 - l. Research, use G-2.
 - m. Wholesale Business, Wholesale Storage, Warehousing, use G-3.
 - n. Mini Storage, use G-4.
 - o. Printing, use G-5.
 - p. Use H-19, Accessory Solar Energy Equipment. **[Added effective 6/9/2013 by JMZO Ord. 2013-02, adopted 6/4/2013.]**
 - q. Use H-20, Accessory Outdoor Wood-Fired Boilers. **[Added effective 4/11/2013 by JMZO Ord. 2013-03, adopted 4/6/2013.]**
 - r. Use H-15.A, Roadside Stands. **[Added effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.]**
 - s. Accessory Electric Vehicle Charging Stations-Public Use, H-21B. **[Added effective 7/21/2025 by JMZO Ord. No. 2022-02, adopted 7/21/2025.]**

1. Editor's Note: Former Subsection A.2.c, Residential Accessory Structure, use H-3, was repealed effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.

3. Uses by Conditional Approval. Any of the following uses shall be considered permitted, provided the conditions for conditional use approval have been met in accordance with Article XIII and the Use Regulations, Article VIII, of this Ordinance:
- a. (Reserved)
 - a.1. (Reserved)
 - a.2. School, use C-2.
 - b. (Reserved)
 - c. (Reserved)
 - d. Financial Establishment, use E-4, when catering to the employees of the LI Light Industrial District.
 - e. Eating Place, use E-5, when catering to the employees of the LI Light Industrial District.
 - f. Utility Office, use F-4.
 - g. Manufacturing, use G-1.
 - h. (Reserved)
 - i. (Reserved)
 - j. (Reserved)
 - k. (Reserved)
 - l. (Reserved)
 - m. Planing Mill, use G-8.
 - n. Recycling and Refuse Facility, use G-12.
 - o. (Reserved)²
 - p. Accessory Building, use H-5.
 - q. Communications Antenna, use I-1.
 - r. Communications Equipment Building, use I-2.
 - s. Communications Towers, use I-3.
 - t. Place of Worship, use C-1.
 - u. Veterinary Office or Clinic, use E-20.

2. Editor's Note: Former Subsection A.3.o, Stripping of Soil, use G-15, was repealed effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.

- v. Executive Inn/Conference Center, use E-22.
- 4. Uses by Special Exception. Any of the following uses shall be permitted as a special exception when authorized by the Local Zoning Hearing Board, subject to Article XV and the Use Regulations, in accordance with Article VIII of this Ordinance.
 - a. Utility Operating Facility, use F-1.
 - b. Emergency Services, use F-2.
 - c. Radio and Television Transmitter, use G-13.
 - d. (Reserved)³
 - e. Medical Marijuana Grower/Processor, use G-15. **[Added effective 12/9/2018 by JMZO Ord. No. 2017-02, adopted 12/4/2018.]**
- 5. Signs shall be permitted in accordance with Article XI.
- B. Area and Dimensional Regulations. The following area and dimensional regulations shall apply:

Minimum Lot Area (square feet)	Minimum Lot Width at Building Setback Line (feet)	Maximum Impervious Surface Ratio	Maximum Building Height (feet)	Minimum Yards (feet)		
				Front (2)	Side (both)	Rear
80,000	200	0.65	50	75	30	75

Footnotes:

- (1) A tower or chimney shall be located a minimum of 50 feet from any lot line.
- (2) Public Utility Operating Facility. No facility nor projected area thereof as viewed in the plan view shall occupy more than 10% of the property upon which it is located.

- C. Special Regulations. All such uses shall be served by public water and sewer.

3. Editor's Note: Former Subsection A.4.d, Dwelling in Combination with a Business, use H-10, was repealed effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.



Collective Strength, Accelerated Growth

125 PHEASANT RUN, STE 102
NEWTOWN, PA 18940



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