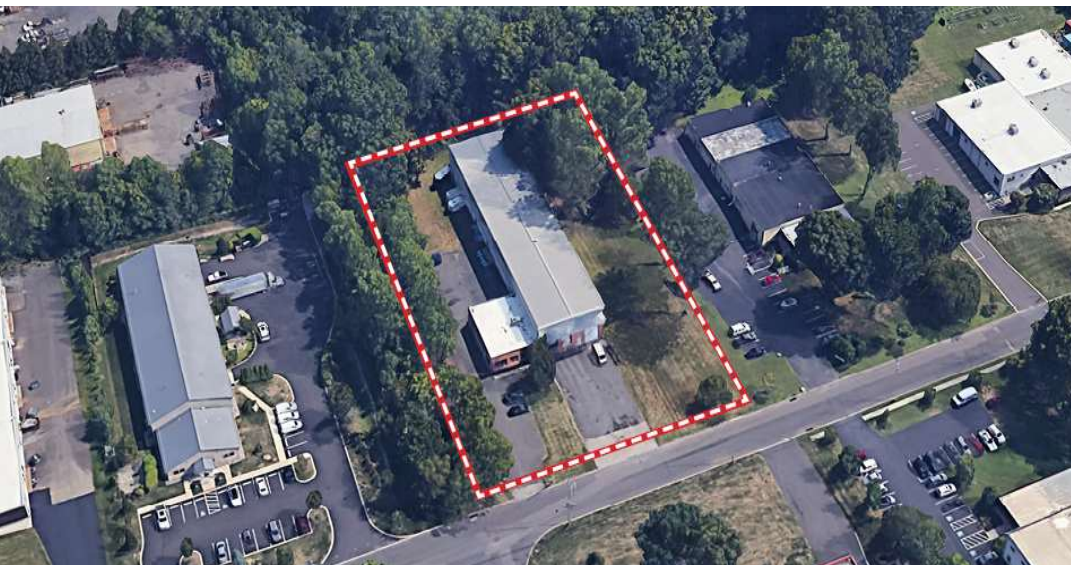


# 171 RAILROAD DRIVE

Warminster, PA 18974

 **FOR SALE**  
 **INDUSTRIAL**  
 **14,438 SF**



## PROPERTY DESCRIPTION

- Building Description: Box on box construction with clear span warehouse
- Total Building Size: 14,438 SF
- First Class Industrial Building featuring recent renovations utilizing premium materials
- Office Area: 2,000 SF (40' x 50')
- Lot Size: 2.00 AC
- Ceiling Height: 23'4"-24'3" clear
- Loading: Two (2) drive in doors (10' x 12'), two (2) tailgates (8' x 10'). Interior tailgate (12' x 14')
- Crane: 5-ton crane
- HVAC: Gas fired unit heat and 6 ceiling fans in warehouse
- Lighting: Fluorescent
- Restrooms: One (1) shop restroom with toilet and sink, Men's/woman's ADA accessible in office area
- Power: Two (2) 200amp, 240/120 volt
- Zoning: I-1: Planned Industrial/Office District

## FOR MORE INFORMATION

**Jared Licht**

 215.396.2900 x105

 licht@naimertz.com


**Jeffrey Licht, SIOR**

 215.396.2900 x101

 bucks@naimertz.com

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# NAI Mertz

 **NAI Mertz** | 210 E. Street Road, Suite 3B  
Feasterville-Trevose, PA 19053  
215-396-2900 | [naimertz.com](http://naimertz.com)





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Warminster, PA 18974



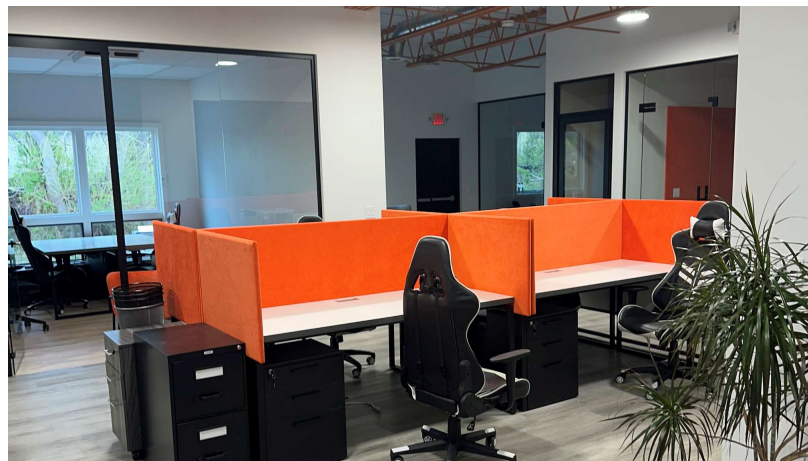
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171 Railroad Drive Warminster, PA 18974



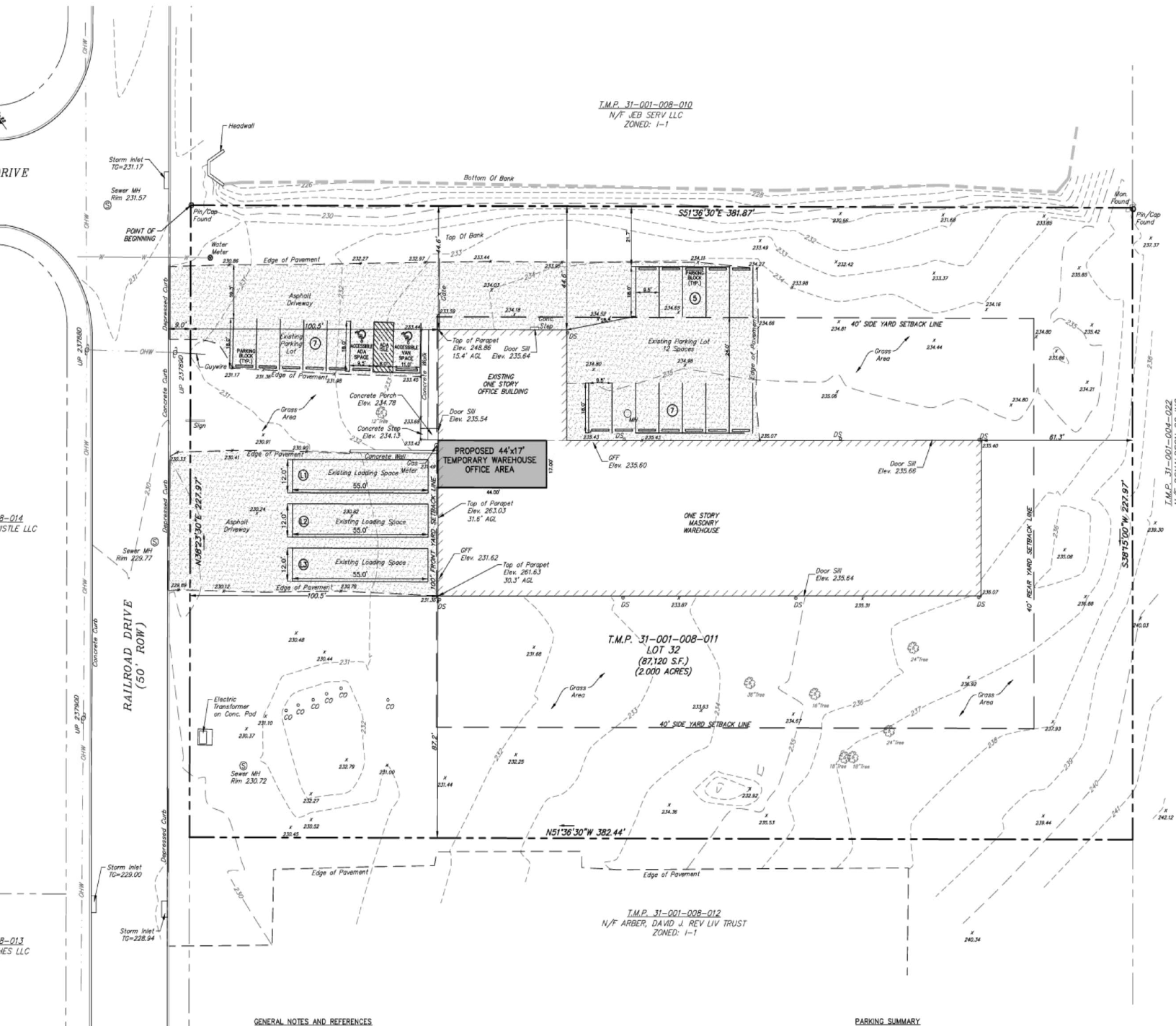
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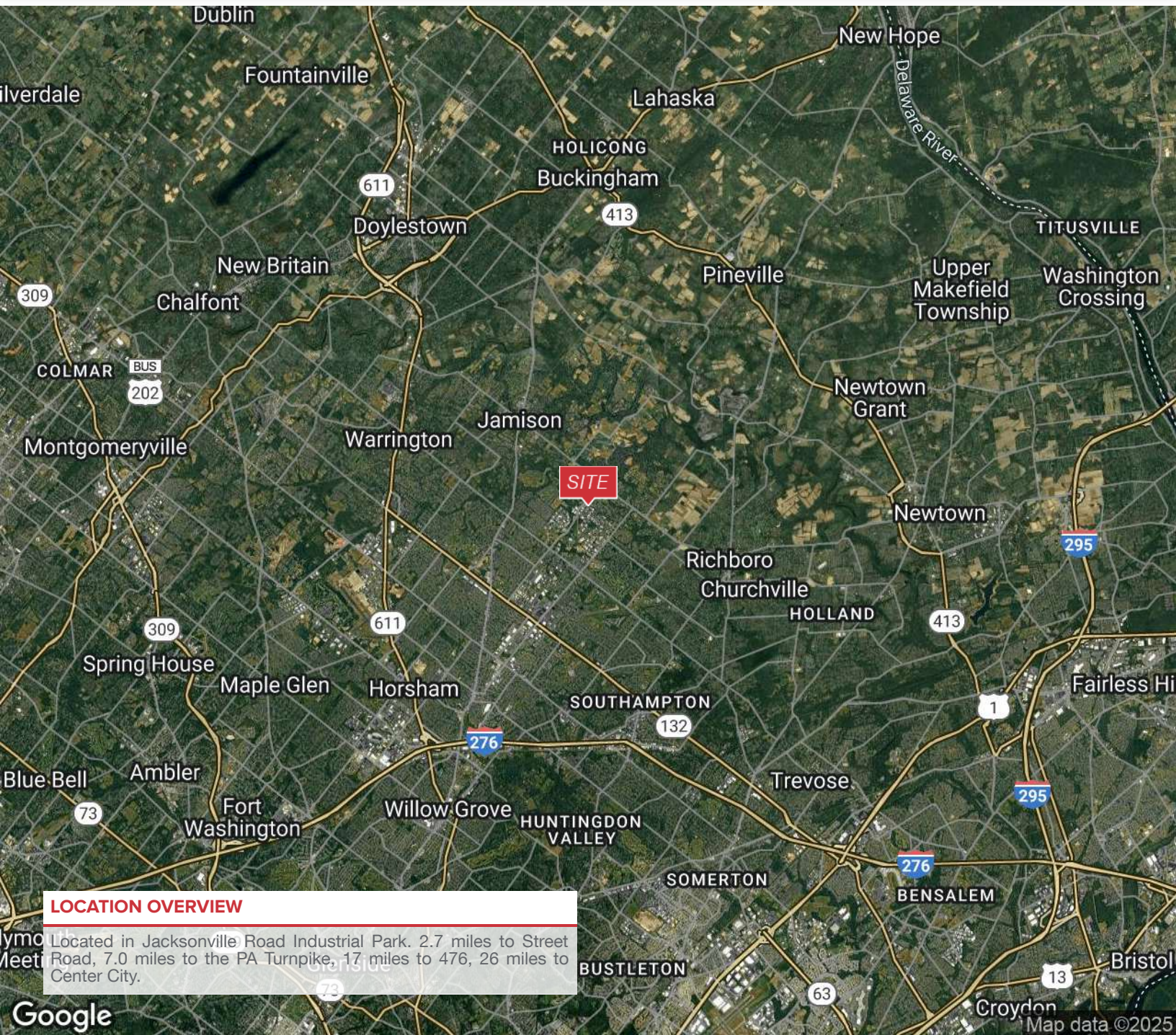
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