

171 RAILROAD DRIVE

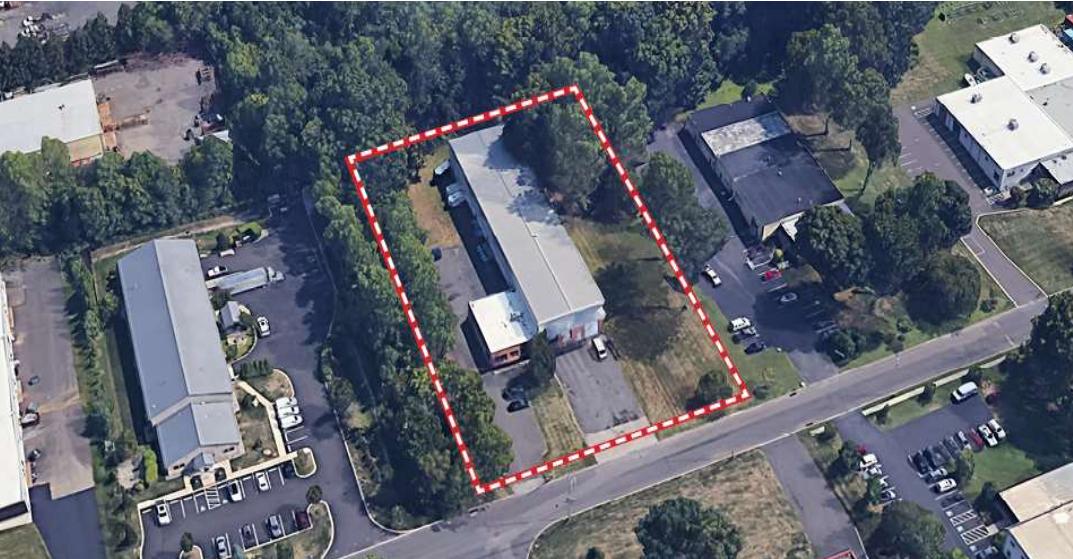
Warminster, PA 18974

 **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

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NAI Mertz

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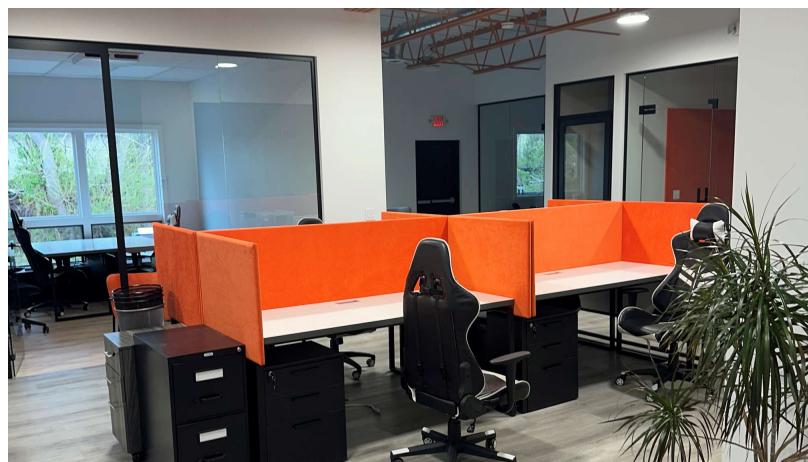
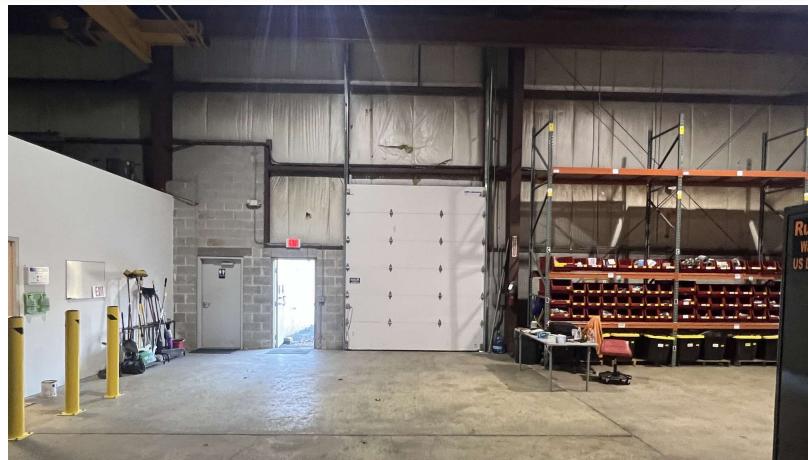
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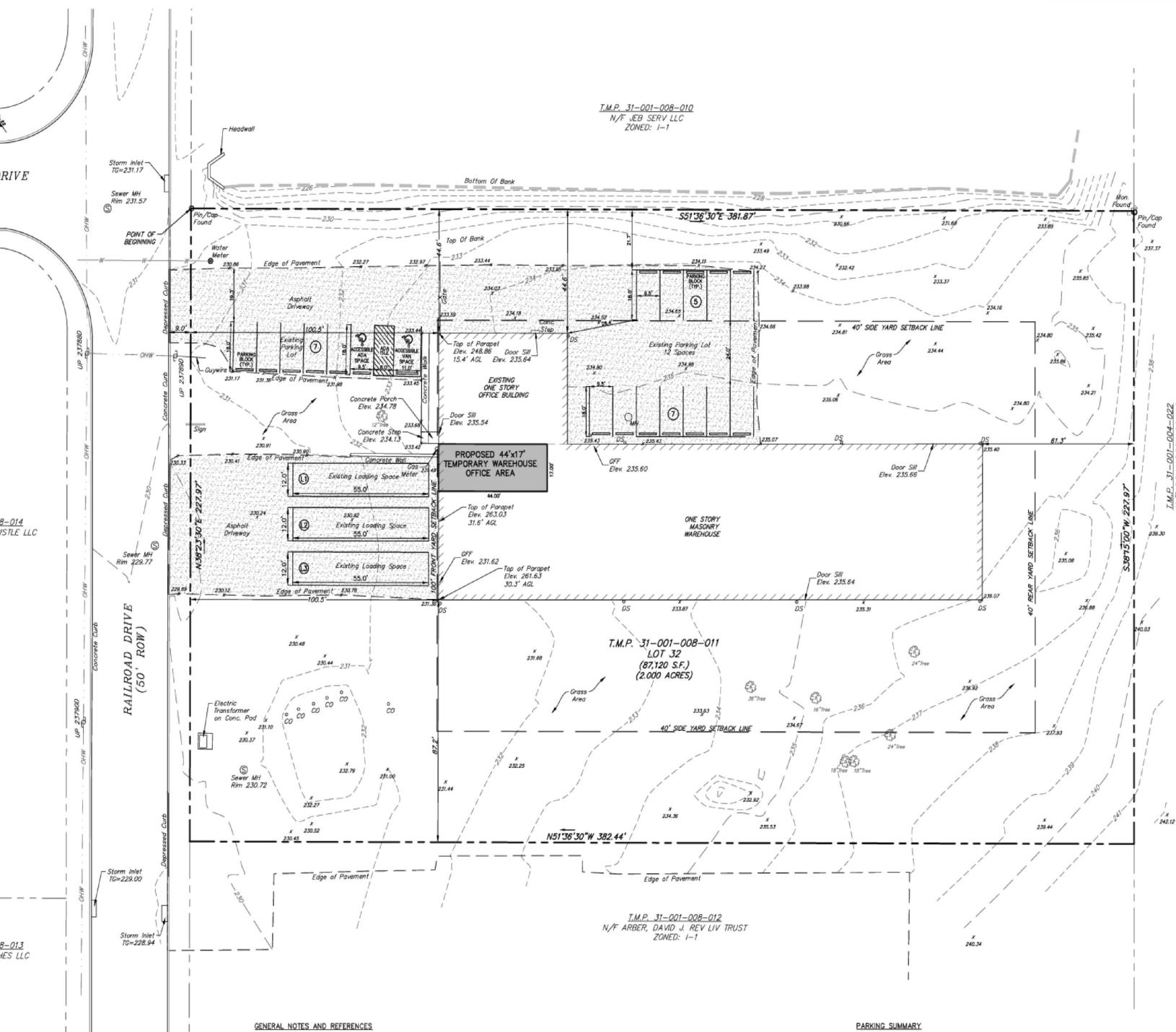
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171 RAILROAD DRIVE

171 Railroad Drive Warminster, PA 18974

A red rectangular sign with white text and icons. The top line says 'FOR SALE' with a flag icon. The middle line says 'INDUSTRIAL' with a factory icon. The bottom line says '14,438 SF' with a magnifying glass icon.



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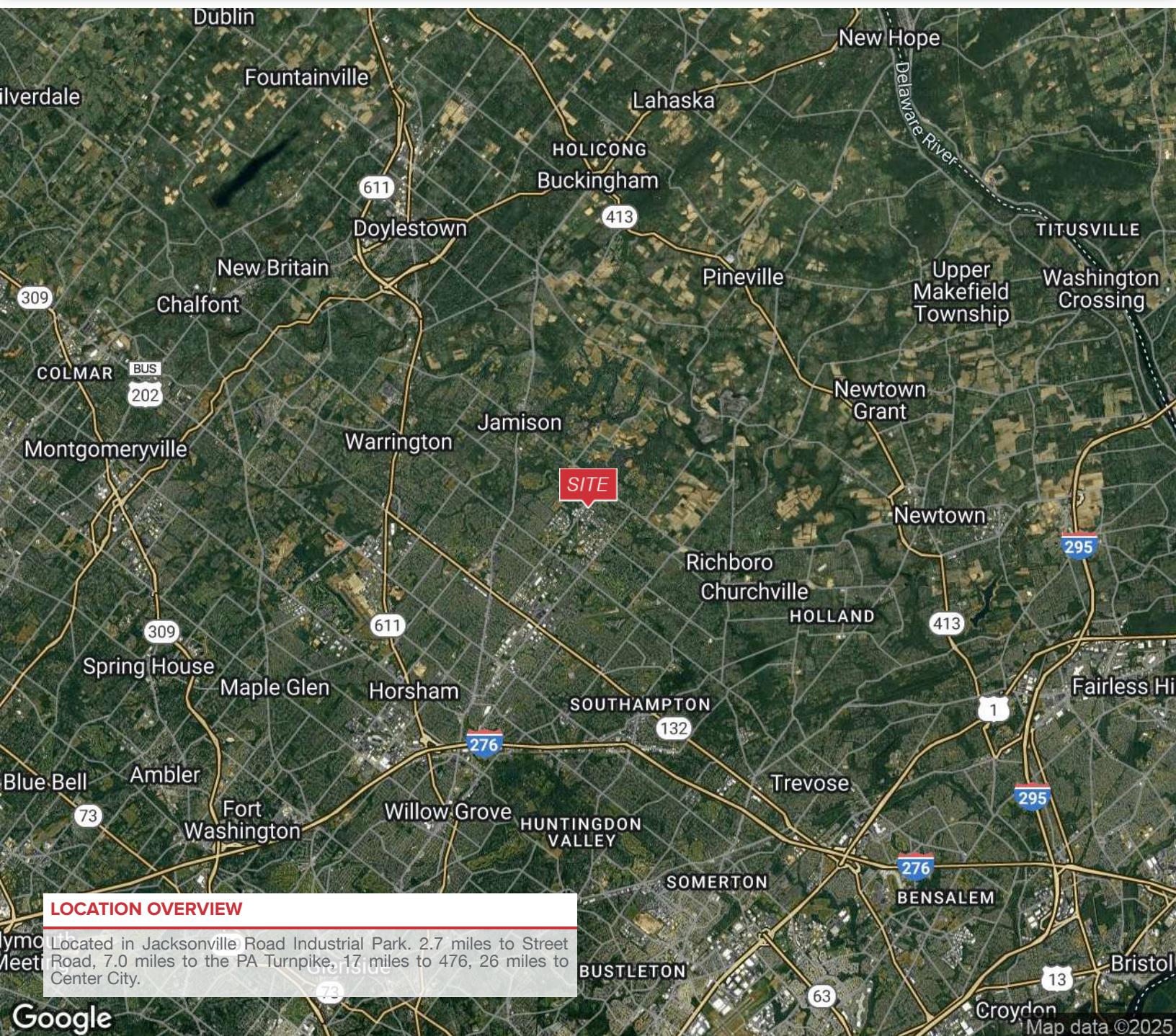
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INDUSTRIAL



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LOCATION OVERVIEW

Located in Jacksonville Road Industrial Park. 2.7 miles to Street Road, 7.0 miles to the PA Turnpike, 17 miles to 476, 26 miles to Center City.

Google

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