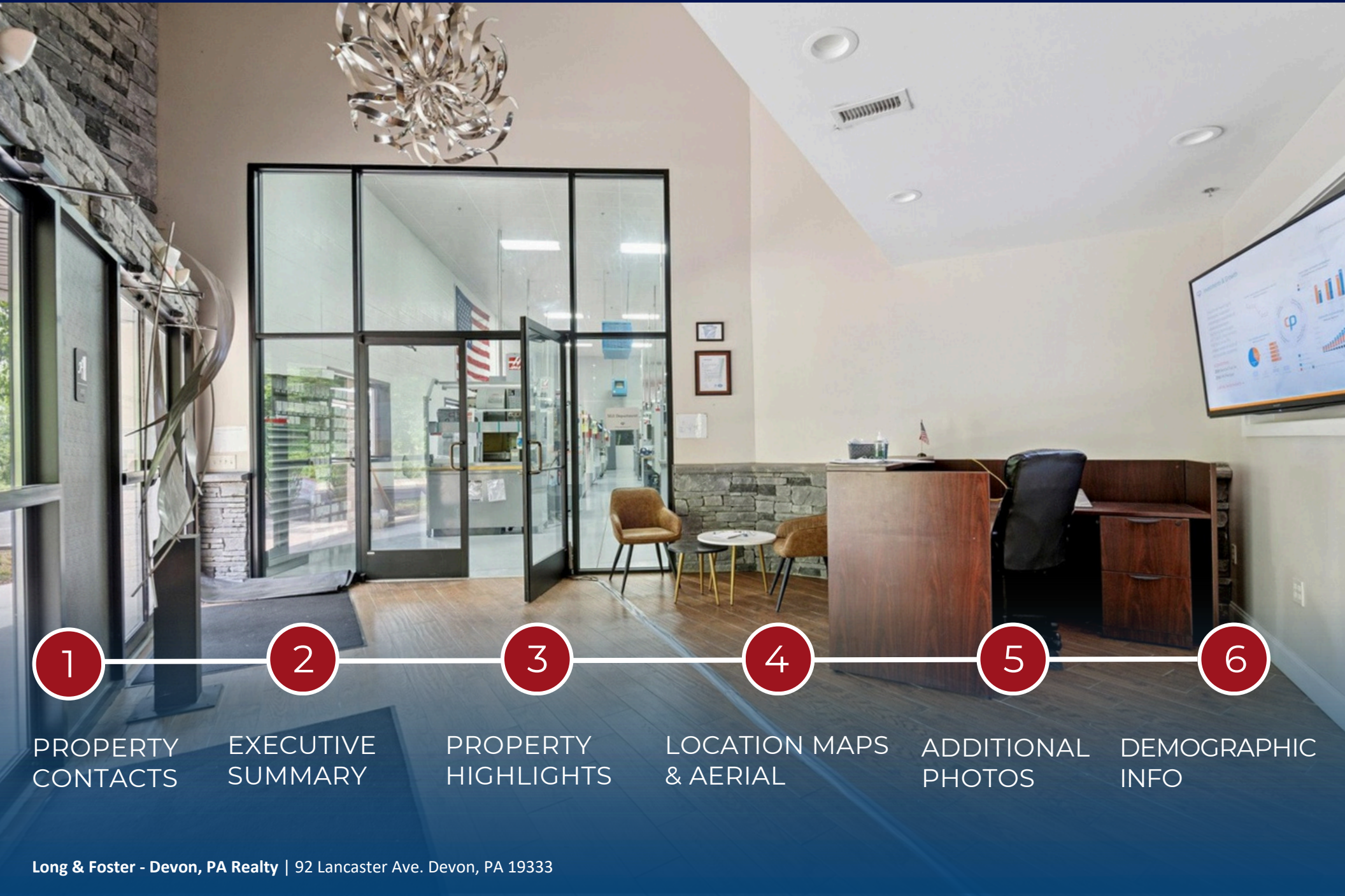




BE
BUD EMIG
REALTOR®

OVERVIEW

LONG & FOSTER[®]
REAL ESTATE



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LONG & FOSTER®
REAL ESTATE

EXECUTIVE SUMMARY

307-312 & 406 Camars Drive || Warminster, PA 18974

OVERVIEW

This industrial/flex building presents 19,300 SF of versatile industrial space and an outstanding owner-user or investment opportunity. Formerly leased to Carolina Precision Manufacturing, the property will be available for new occupancy April 1st, 2026.

Ownership is offering the property for sale or lease at an asking price of \$4,000,000 or \$14/SF/Yr (NNN), which equates to a potential NOI of \$270,200/year. Previously operated as a single-tenant, net-leased investment, the property offered a 6.7% cap rate under an absolute NNN lease structure* with no landlord responsibilities. Although technically a NN lease, the previous tenant also paid association fees as additional rent, covering roof and structural maintenance.

**Lease structure based on prior agreement; subject to terms of a new lease.*

SALE / LEASE DETAILS

Lease Rate & Type	\$14.00/SF/Yr (NNN)
Sale Price	\$4,000,000
Availability	4/1/2026
Building Size	19,300 SF
Space Available	100% - Fully Vacant
Building Class	Class A
Property Type	Flex/Industrial
Lot Size	0.73 Acres
Grade Level Doors	6 Doors
Parking Ratio	4/1000 SF
Year Built	2010
Parcel ID #s	51-013-062-003-307, 51-013-062-003-308 51-013-062-003-309, 51-013-062-003-310 51-013-062-003-311, & 51-013-062-003-312



SALE HIGHLIGHTS

\$4,000,000

sale price

Absolute NNN Lease Structure: Offers potential for a truly passive investment structure for the new owner, *subject to terms of a new lease*.

Potential Annual Income of \$270,200: Offers potential for stable cash flow with a 6.7% cap rate upon new lease generation.

Class A Building — High Quality Construction: Equipped with modern finishes and an efficient layout suitable for manufacturing, distribution, or flex space use.

LEASE HIGHLIGHTS

\$14.00/SF/Yr

lease rate

6 Drive-In Garage Door Bays (18ft+ Ceilings): Equipped with six overhead door bays and 18-foot ceiling height, supporting efficient logistics and operations.

Established Business District: Warminster's industrial business campus, is home to over 900 companies, and is supported by local economic development initiatives from the Greater Warminster Chamber of Commerce.

Convenient Location: Convenient access to major routes including PA Turnpike (I-276), Route 611, Route 263, and County Line Road. Just 13 miles from downtown Philadelphia, with access to major regional transportation routes.



PHILADELPHIA
SUBMARKET
POTENTIAL
NNN ASSET
LEASE OR SALE

LOCATION MAP



Close proximity to rail transit via **Warminster station** and regional bus services ~ 1.7 miles.

Excellent location with access to the following major state routes: **PA 263, 23, 345.**

Warminster's industrial parks and business campuses, with **\$1.5M in infrastructure** improvements.

SITE AERIAL

307-312 & 406 Camars Drive || Warminster, PA 18974



PARCEL ID #

**51-013-062-003-307, 51-013-062-003-308, 51-013-062-003-309, 51-013-062-003-310,
51-013-062-003-311, & 51-013-062-003-312**

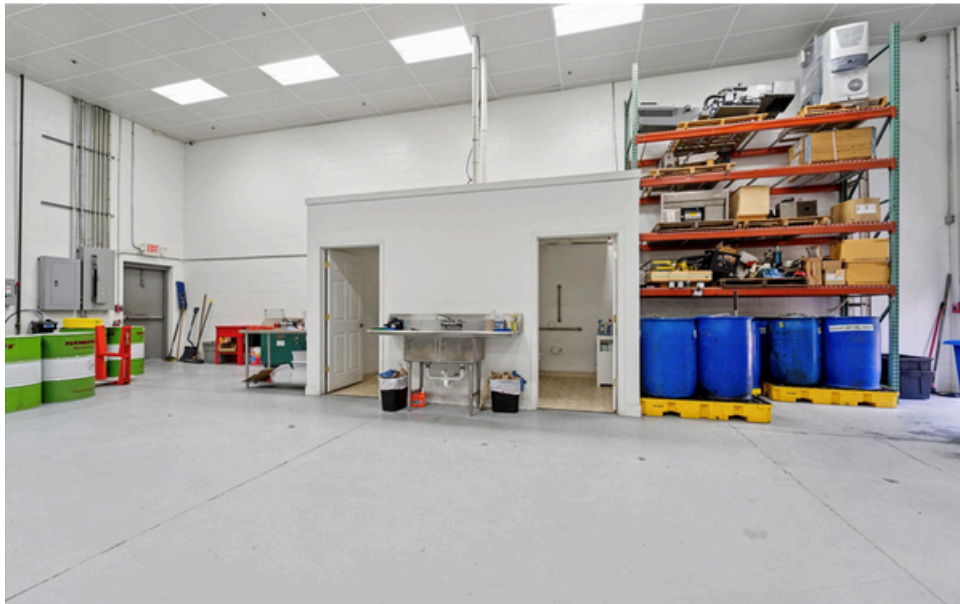
ADDITIONAL PHOTOS

307-312 & 406 Camars Drive || Warminster, PA 18974



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WARMINSTER PENNSYLVANIA DEMOGRAPHICS SNAPSHOT



Current Population (2024)

150,473



Projected Population (2029)

151,623

(0.2% annual increase)



Average Household Income

\$125,954



Average Household Size

2.5



Employment Rate (2024)

98.05%



Median Home Value (2024)

\$393,122



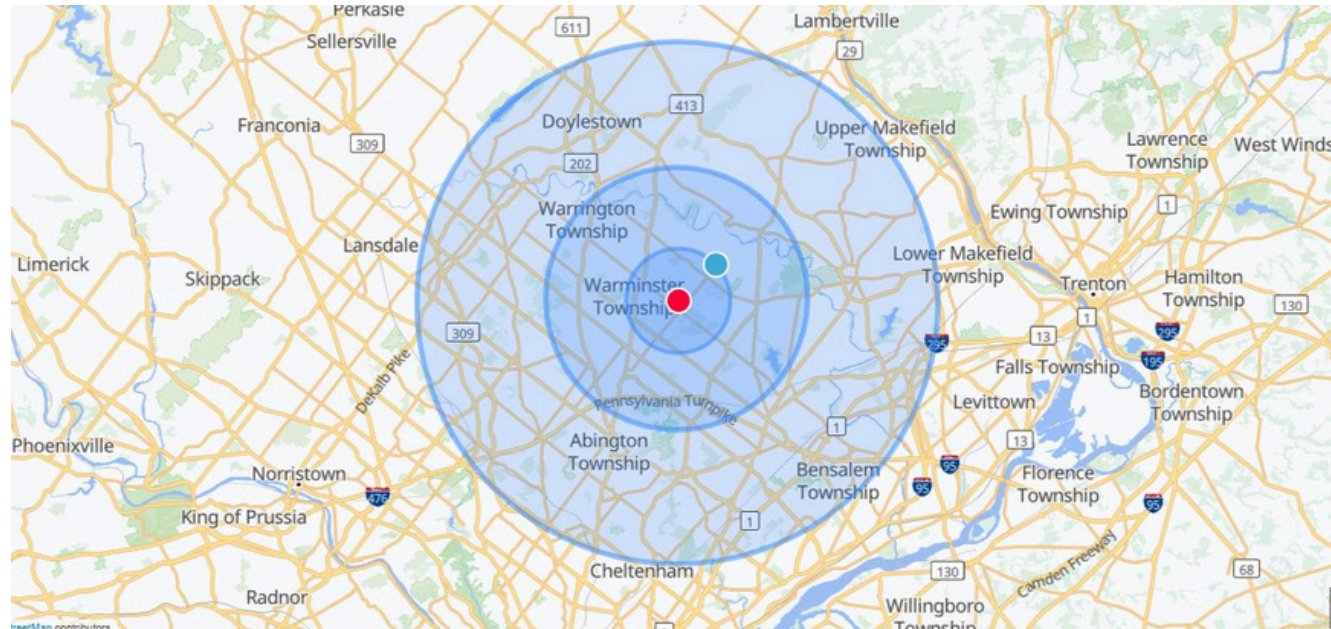
Educational Attainment Rate

94.70%

(High School Diploma or higher)

**Using 5 Mile U.S. Census Data*

DEMOGRAPHICS MAP & REPORT



POPULATION

TOTAL POPULATION (2024)

22,966

150,473

621,944

POPULATION PROJECTION (2029)

23,091

151,623

621,567

MEDIAN AGE

47.8

44.6

44.4

BACHELOR'S DEGREE OR HIGHER

40%

41%

46%

HOUSEHOLDS & INCOME

MEDIAN HOME VALUE

\$367,103

\$393,122

\$392,960

MEDIAN YEAR BUILT

1983

1974

1972

AVERAGE HOUSEHOLD INCOME

\$116,706

\$125,954

\$130,414

AVERAGE HOUSEHOLD SIZE

2.4

2.5

2.6

** Demographic data derived from 2020 ACS - US Census*

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— REAL ESTATE —

LEASING / SALE CONTACTS



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