



## INDUSTRIAL PROPERTY FOR LEASE

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**8,400 - 16,800 SF Available**

60-62 Vincent Circle  
Warminster, PA 18974





# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- 8,400 - 16,800 SF Available for Lease
- 18' Ceiling Height
- Four (4) Loading Docks (8' x 10')
- Two (2) Drive-in Doors (14' x 12')
- Six (6) Private Offices
- Four (4) Lavatories
- Gas-Fired Reznor Units
- 3 Phase Power
- Est. Taxes \$9,973 - \$19,946
- 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.

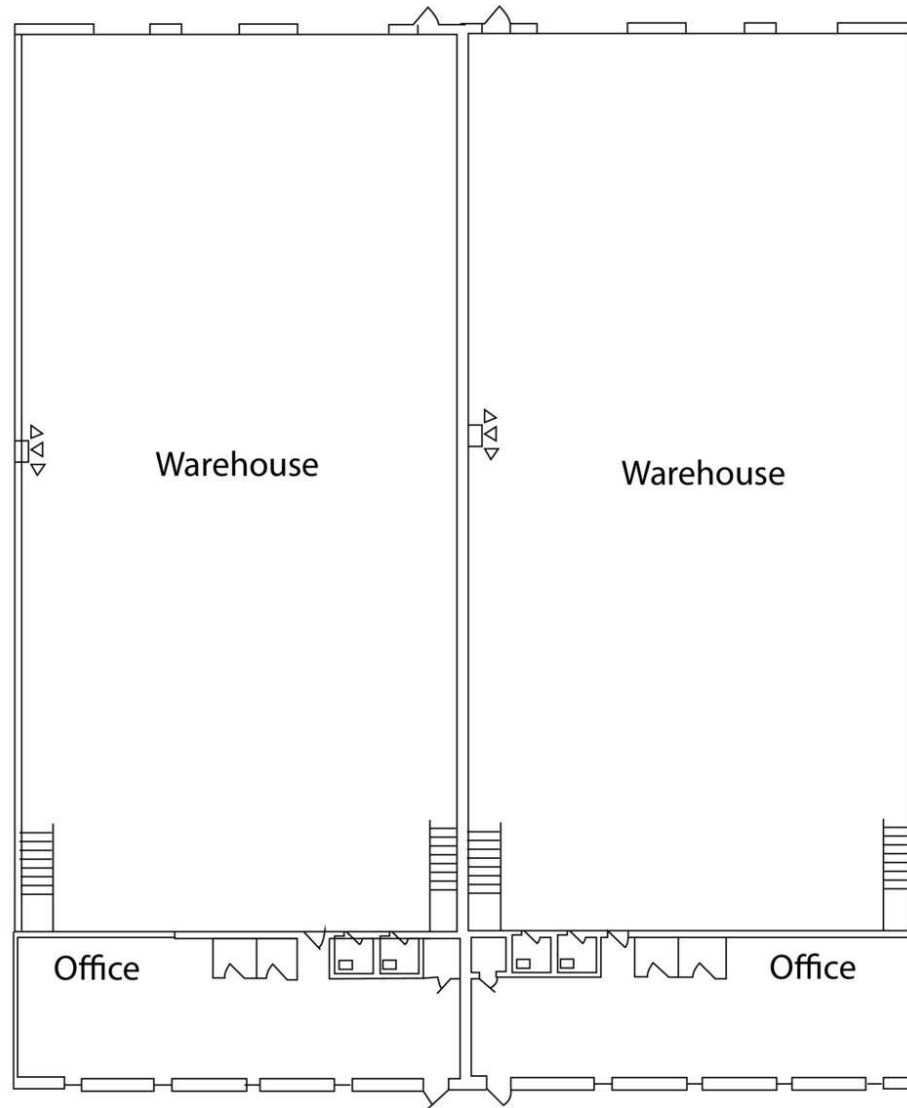




## ADDITIONAL PHOTOS

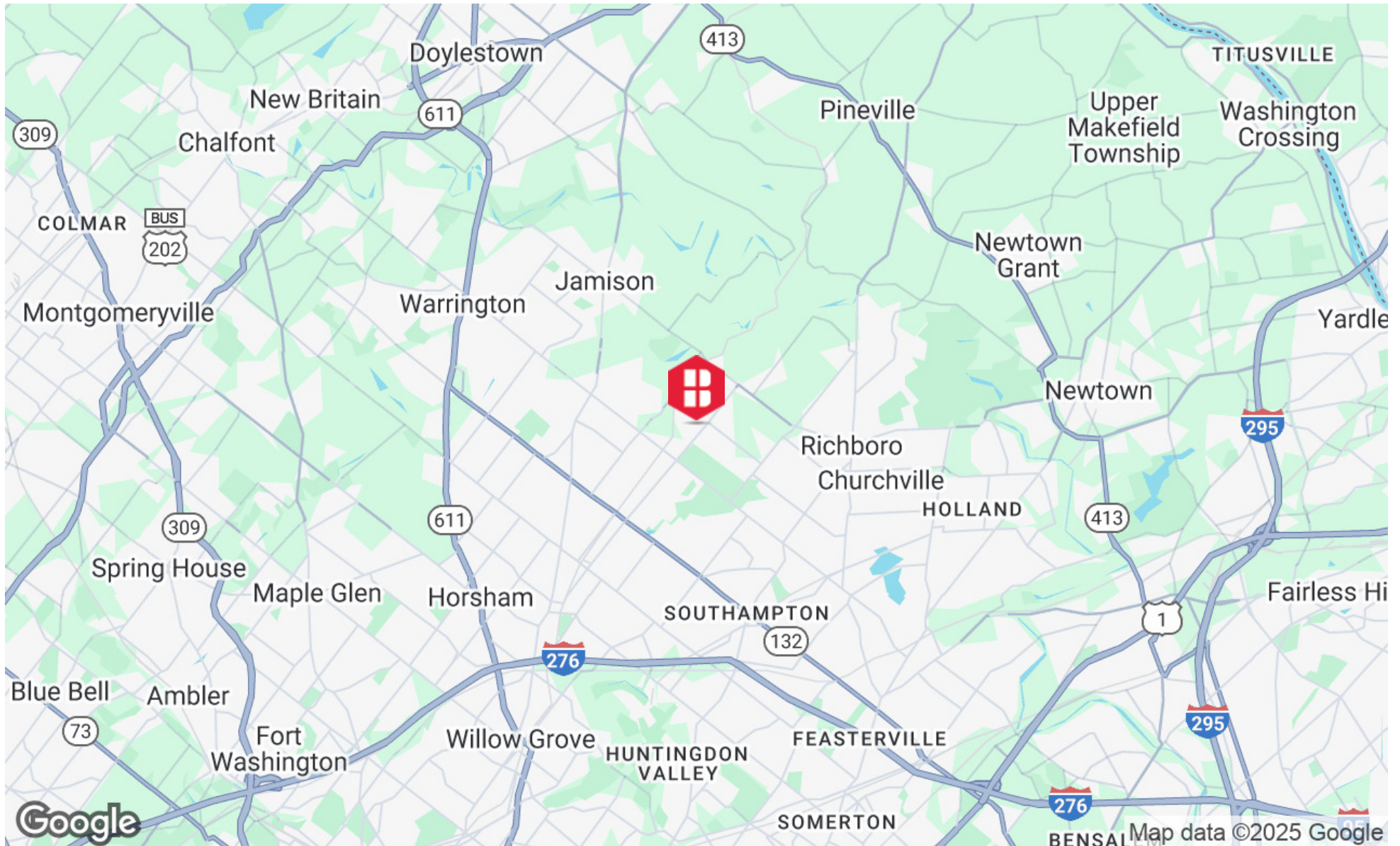


# FLOOR PLAN





# LOCATION MAP



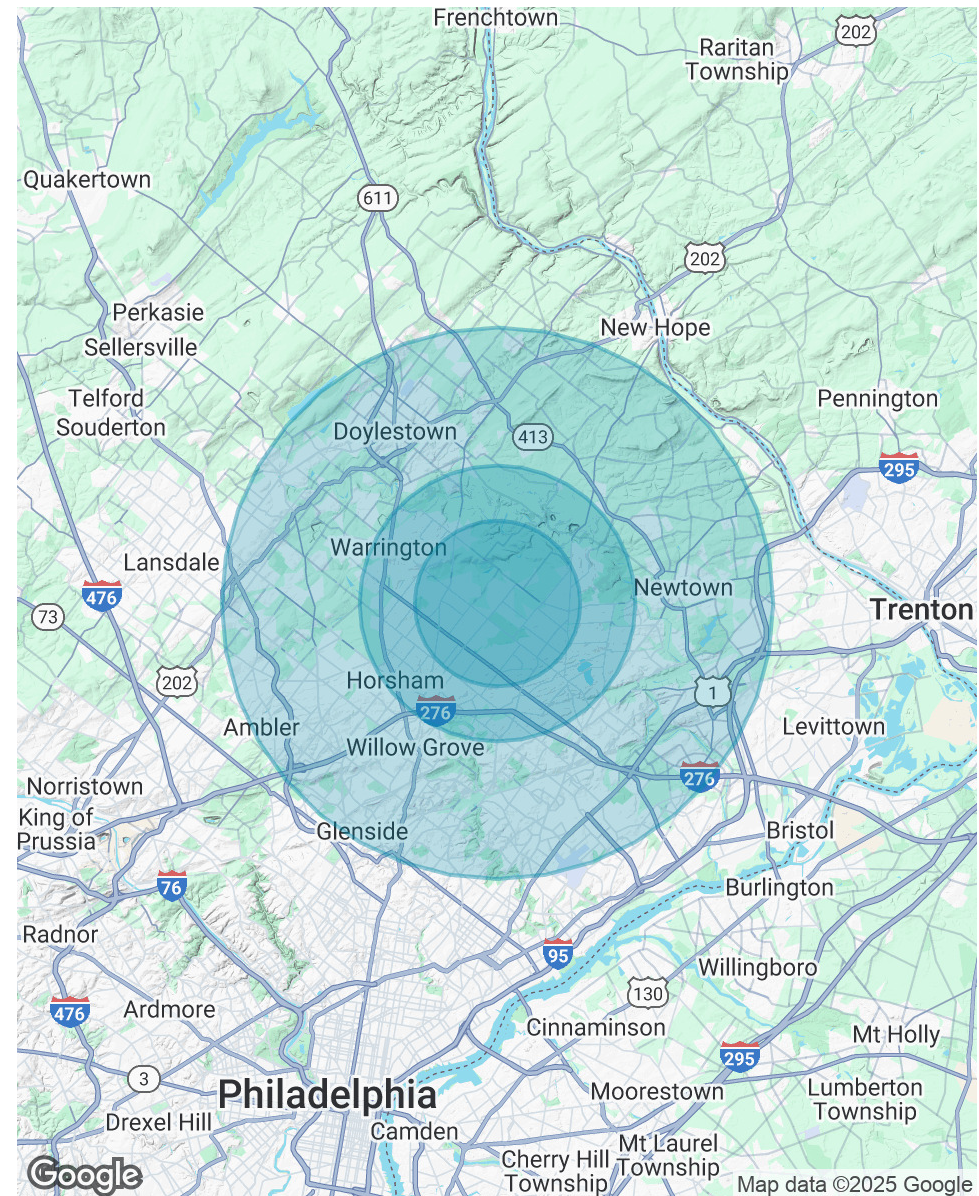


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	53,156	147,552	573,992
Average Age	46	44	44
Average Age (Male)	44	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,519	55,437	216,888
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$144,535	\$149,576	\$149,039
Average House Value	\$489,695	\$504,399	\$501,662

Demographics data derived from AlphaMap







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## PRIMARY CONTACTS



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