

# INDUSTRIAL CONDOMINIUM FOR SALE

375 Ivyland Road (Units 11-14), Warminster, PA 18974

“From Concept to Closing, with Integrity”

## FEATURES

- ▶ 8,000 SF End-Unit
  - 2,500 SF of office space
  - 5,500 SF production-warehouse
- ▶ 5,000+ SF of second-floor mezzanine storage
- ▶ 22' clear ceiling height
- ▶ 3 Drive-in doors
- ▶ Located in the Ivyland II Business Park
- ▶ Zoned I-O Industrial Office District
- ▶ Ideal for a variety of uses



## DEMOGRAPHICS

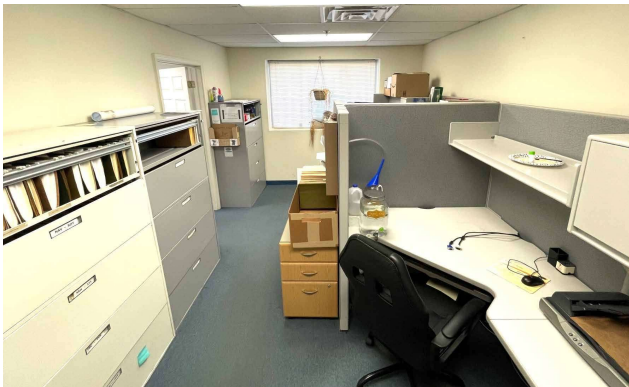
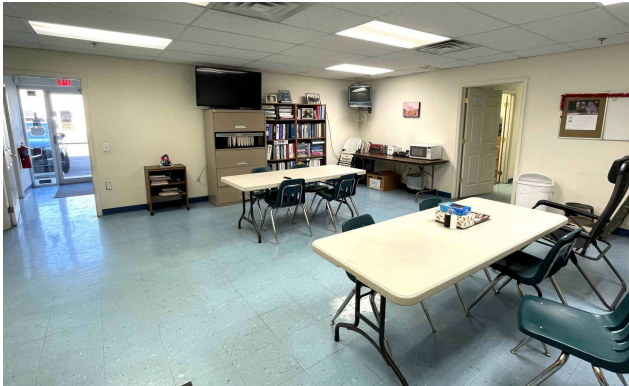
	1 Mile	3 Miles	5 Miles
Population	6,957	74,019	200,445
Average Income	\$155,405	\$143,181	\$155,356
Total Businesses	656	3,130	8,058
Total Employees	8,959	30,921	81,672

**Walsh Commercial Real Estate, LLC**  
 3 Village Road, Suite 200 | Horsham, PA 19044  
 215-836-1340 | walshcre.com

**Contact:**  
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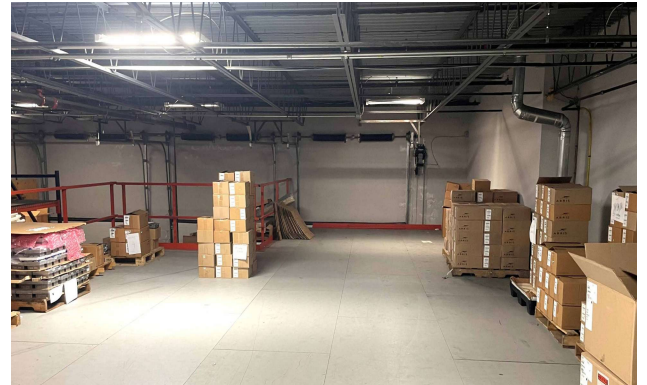
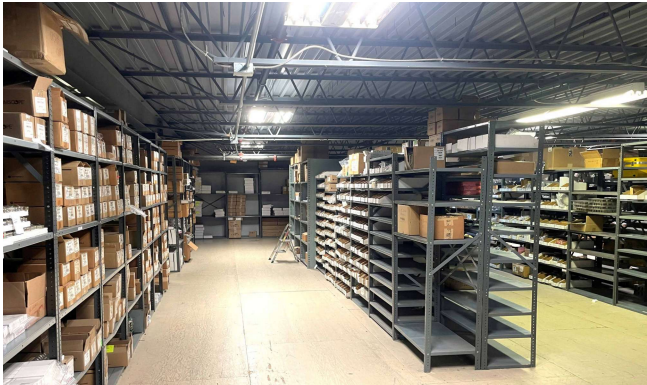
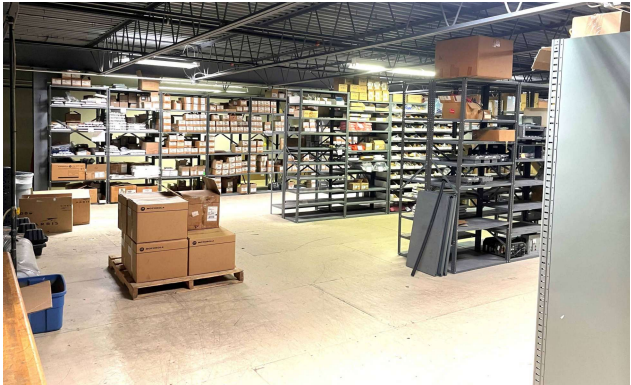
**Walsh Commercial Real Estate, LLC**

[WWW.WALSHCRE.COM](http://WWW.WALSHCRE.COM) | 3 Village Road, Suite 200, Horsham, PA 19044 | 215.836.1340

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Total Main Level Floor Space:	8,000 SF	Power:	400 AMP, Single Phase
Office Space:	2,500 SF on main level	Utilities:	
Office HVAC:	Gas fired heating and air conditioning	Water:	Public
Restroom:	One ADA Restroom	Sewer:	Public
		Gas:	Public
		Electric:	PECO
Warehouse/Production Space:	5,500 SF		
Second Floor Mezzanine:	5,000 SF +	Life-Safety:	Wet sprinkler system
Clear Ceiling Height:	22'	Year Built:	2001
Floors:	Poured concrete	Municipality:	Warminster Township
HVAC:		Zoning:	I-O Industrial Office District
Office:	Gas fired forced hot air & gas heat		
Warehouse:	Gas Fired Heat (Ceiling Hung) in Unit 13 Gas Fired forced hot air & AC in Unit 14	Tax ID:	49-009-095-006-011, 49-009-095-006-012 49-009-095-006-013, 49-009-095-006-014
Restrooms:			
Office:	One (1) ADA Restroom	2026 Real Estate Taxes:	\$17,884 (2.24 SF)
Warehouse:	One (1) ADA Restroom		
Loading:	Three (3) Drive-in doors (12' x 10')	2026 Condo Fees:	\$8,160 annually \$680 monthly

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