

AVAILABLE

**AIR CONDITIONED INDUSTRIAL FACILITY/OUTDOOR STORAGE
APPROX. 34,621 SQ. FT. ON 6.41 ACRES - WILL DIVIDE**



965 Thomas Drive, Warminster Industrial Park, Warminster, PA 19020

LOT SIZE: Approx. 6.41 acres.

DESCRIPTION: One story, modern warehouse facility.

AVAILABLE SPACE: Approx. 34,621 sq. ft. **Plant/Warehouse:** Approx. 31,318 sq. ft. **Office:** Approx. 3,303 sq. ft.

AGE OF BUILDING: Constructed in 1984.

PARKING: Approx. 70 automobiles; expandable. Approx. 50 trailer spaces.

CEILING HEIGHT: 21'8" sloping to 10'0" clear to underside of bar joist.

CONSTRUCTION: **Frame:** Steel. **Walls:** Split face block. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Rubber membrane and metal roof.

LOADING: **Tailgate:** Three (3) doors - Two (2) 8' x 10' electrically operated insulated steel sectional doors with dock bumpers. One (1) 8' x 8' electrically operated insulated steel sectional door with dock bumpers. **Drive-In:** Can be created.

HVAC: Multiple rooftop mounted units with natural gas fired blower units.

INTERIOR LIGHTING: LED.

ELECTRIC: 600 amp, 480 volt, 3 phase. Service provided by PECO.

OFFICE AREA: 3,303 sq. ft. divided into multiple private offices. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, mix of painted drywall and painted concrete block.

SEWER: 4" lateral; service provided by Warminster Township Water and Sewer Authority.

WATER: 1" line connected to a 12" main; service provided by Warminster Township Water and Sewer Authority.

GAS: 1 1/4" main; service provided by PECO.

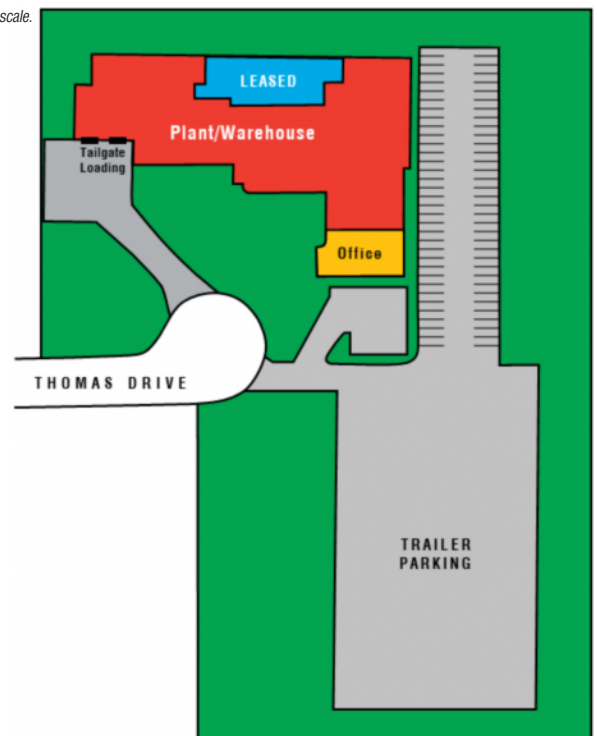
ZONING: I (Industrial).

REAL ESTATE TAXES: \$64,732 (\$1.62/SF)



S I T E P L A N

Note: Plan not to scale.



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Industrial & Commercial Real Estate

LOCATION:

Strategically situated in the Warminster Industrial Park offering convenient access to the Willow Grove Interchange (Exit 343) and Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike (I-276), Street Road (Route 132), County Line Road, Easton Road (Route 611), and York Road (Route 263).

AIRPORT:

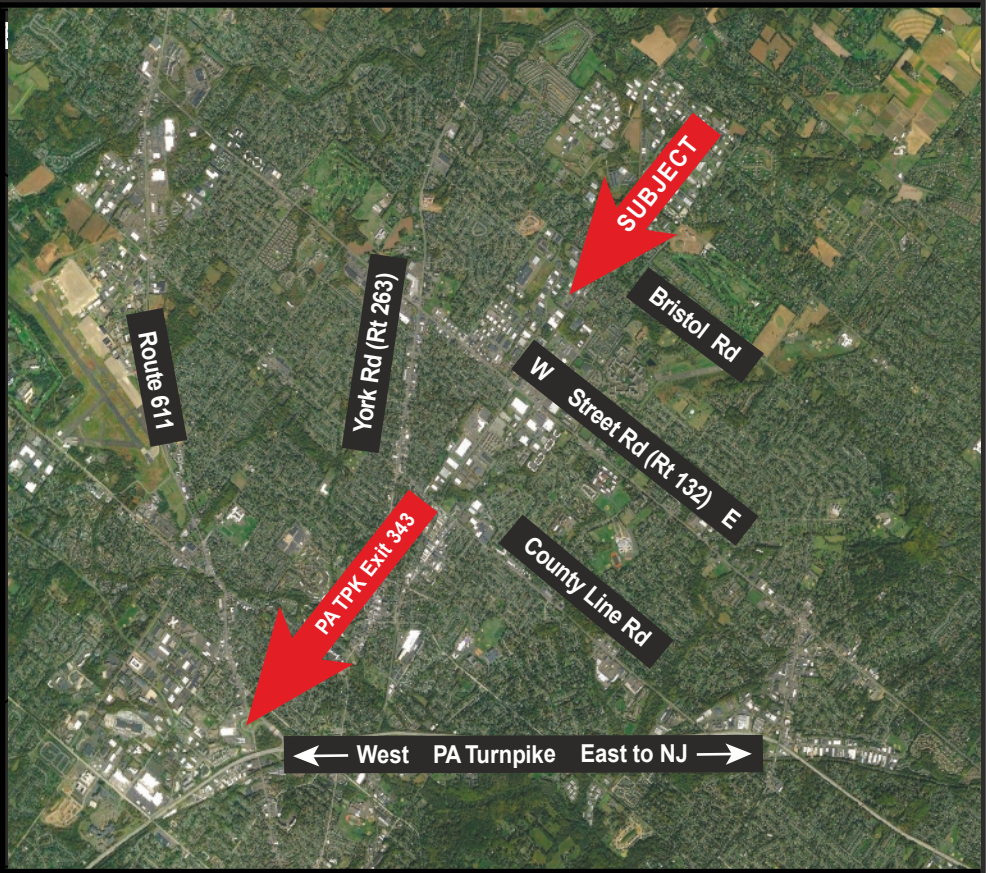
Philadelphia International (PHL) is sixty-five (65) minutes away, Northeast Philadelphia (PNE) is thirty-five (35) minutes away and Trenton-Mercer (TTN) is thirty-seven (37) minutes.

HOTELS:

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION:

SEPTA Bus 22 offers service from Olney Transport Center to Potter Street & Jacksonville Road stopping at Street Road and Jacksonville Road, a short distance from the property. The Warminster Line of SEPTA Regional Rail offers service from 30th Street Station to the Warminster Station, which is within walking distance of the property.



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