

FOR LEASE INDUSTRIAL SPACE

140 TITUS AVENUE, WARRINGTON, BUCKS COUNTY, PA



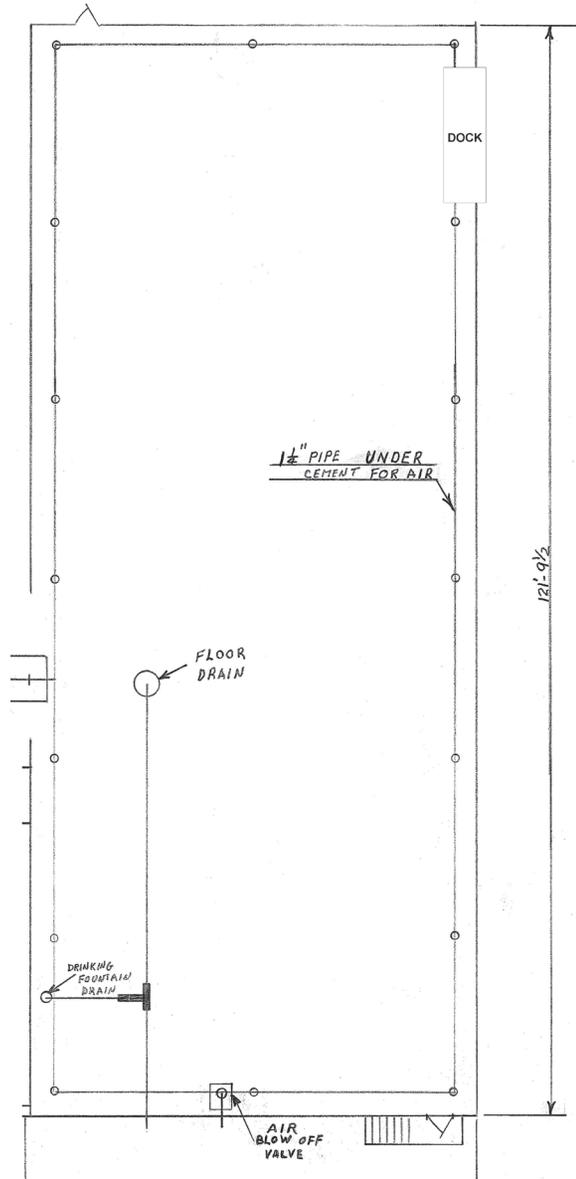
PROPERTY SPECIFICATIONS

Warehouse Building 4:..... 6,100 ± SF
Ceilings - 21' Clear
Loading Dock
Column Spacing - Clear Open Span 49' x 120'
Crane Served - 18' under crane
Restrooms - One (1) ADA
HVAC - Gas radiant heat and central air
Floors:Concrete
Walls: block and steel
Power: (sub metered)
277-480 Volt, 120-208 Volt, 3 Phase
Water: Public
Sewer: Public
Gas: Public
Municipality: Warrington Township
Tax ID: 50-031-028-004 (portion of)
Taxes (2023): \$80,998 (portion of)
Tax Assessment: \$464,360
Zoning: P11 - Planned Industrial
Taxes, Insurance, CAM (2026): \$1.96

PRESENTED BY:

GARY FUNK

215-489-3800 x4 • Gary@pgrealty.com
Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2024	3,252	61,313	168,352
Households 2024	1,359	22,665	64,921
Average Income 2024	\$148,362	\$145,579	\$154,106
Daily Traffic Counts	County Line Road 14,131± Easton Rd/Route 611 35,969±		

Zoning - Planned Industrial I

Permitted Uses

Manufacturing

Warehouse

Laboratories, Research and Testing

Wholesale

Food Processing

Professional or Business Office

Entertainment or Recreational Facility

Recreation Facility/Community Center

Amusement Devices or Games

Theater

Miniature Golf Batting Cage

Mini Self Storage Warehouses

Accessory Commercial Uses

Conditional Uses

Distribution Truck Terminal or Transfer Station

Temporary Outdoor Display of Goods

Accessory Commercial Uses

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