

# FOR LEASE INDUSTRIAL SPACE

PENN'S  GRANT REALTY  
Corporation

*150 Titus Avenue  
Warrington, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

**PROPERTY SPECIFICATIONS**

Warehouse Building 5: ..... 22,500 ± SF  
 Ceilings - 22'-27' Clear  
 Column Spacing - 20' x 50'  
 Completely Crane Served - Three (3) Spanco  
 with two (2) ton cranes  
 Loading - One (1) Tailgate with leveler, 12'x14' door;  
 One (1) Drive-in Door 12' x 14'  
 Airlines throughout  
 Restrooms - One (1) Men's (3 stalls, 2 urinals, 35 lockers)  
 One (1) Women's (1 stall)  
 HVAC - Four (4) Reznor gas heater,  
 each with attached York AC unit

Building Construction: ..... Engineered steel and block  
 Floors - concrete  
 Walls - block and steel  
 Power: ..... 277-480 Volt, 120-208 Volt, 3 Phase  
 Water: ..... Public  
 Sewer: ..... Public  
 Gas: ..... Public  
 Municipality: ..... Warrington Township  
 Tax ID: ..... 50-031-028-004  
 Taxes (2023): ..... \$80,998 (portion of)  
 Tax Assessment: ..... \$464,360  
 Zoning: ..... P11 - Planned Industrial  
 Taxes, Insurance, CAM (2024): ..... TBD  
 Industrial Space: ..... \$13.50 NNN

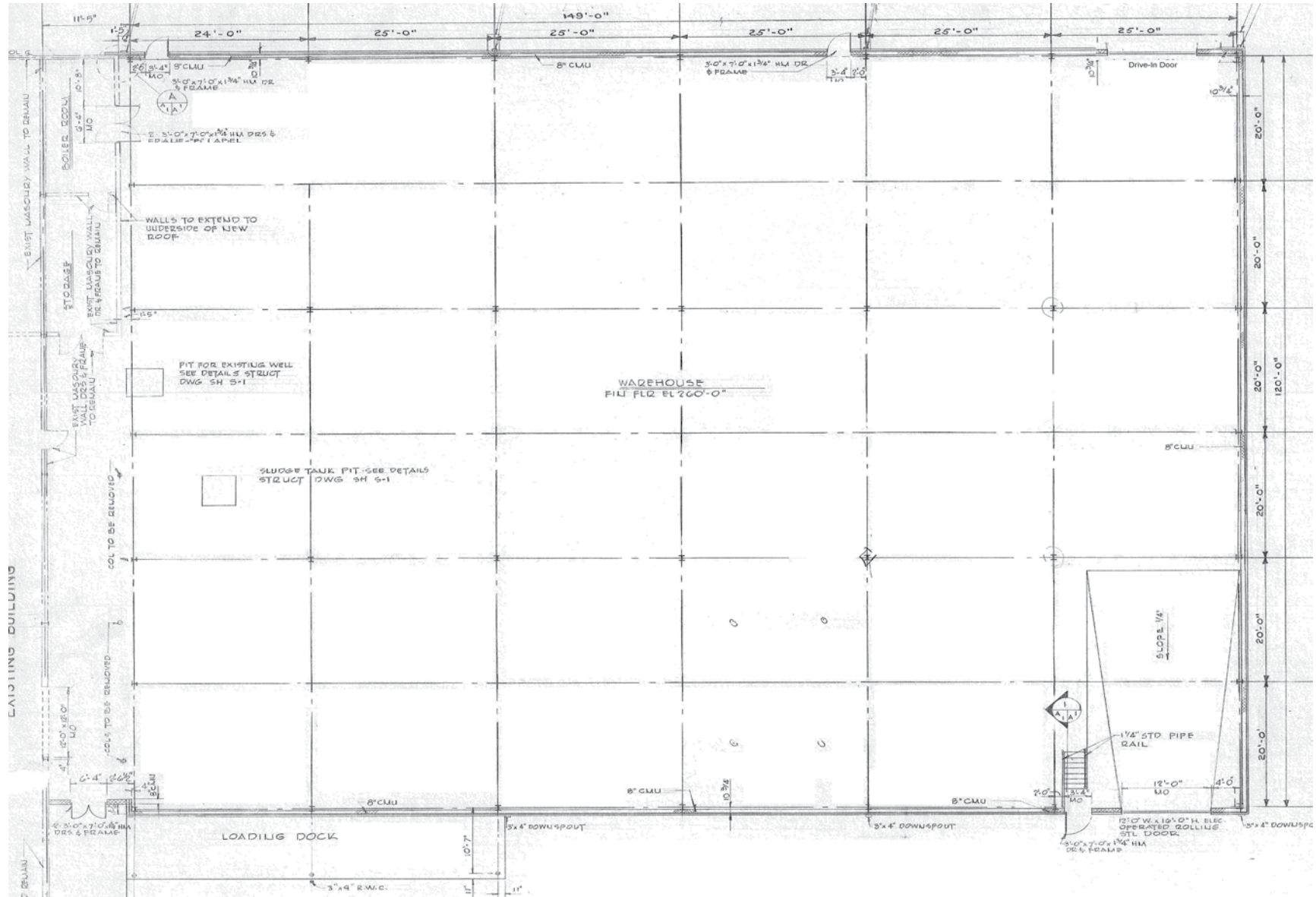






Building 5 - 22,500± SF





WAREHOUSE 5 - FLOOR PLAN 22,500± SF





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







