



COMMERCIAL • INDUSTRIAL • INVESTMENT

# FOR LEASE

## Industrial Property

**1795 Stout Drive**  
**Warminster, Bucks County, PA**



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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PROPERTY SPECIFICATIONS

Building Size:

6,000± SF

Warehouse Size:

4,800± SF

Office Area:

1,200± SF

Office consist of admin area, One (1) large office, break room with kitchenette

Bathrooms:

One (1) in Office; One (1) in Warehouse

Floors:

VCT and Concrete

Ceilings Heights:

16' ±

Drive-In Doors:

Two (2) 12'x14'

Loading Dock:

One (1)

Parking:

15+

Electric Power:

200 amp, 3-phase, 220 volt

HVAC Warehouse:

(Propane) Gas Ceiling Hung Heat

HVAC Office:

Heat Pump

Water:

Private

Sewer:

Private

Utilities:

PECO

Municipality:

Warwick Township

Zoning:

LI - Limited Industrial District

Tax Parcels:

51-013-009-031

Real Estate Tax Assessment:

\$50,850

Real Estate Taxes (2024):

\$9,103

Lease Price:

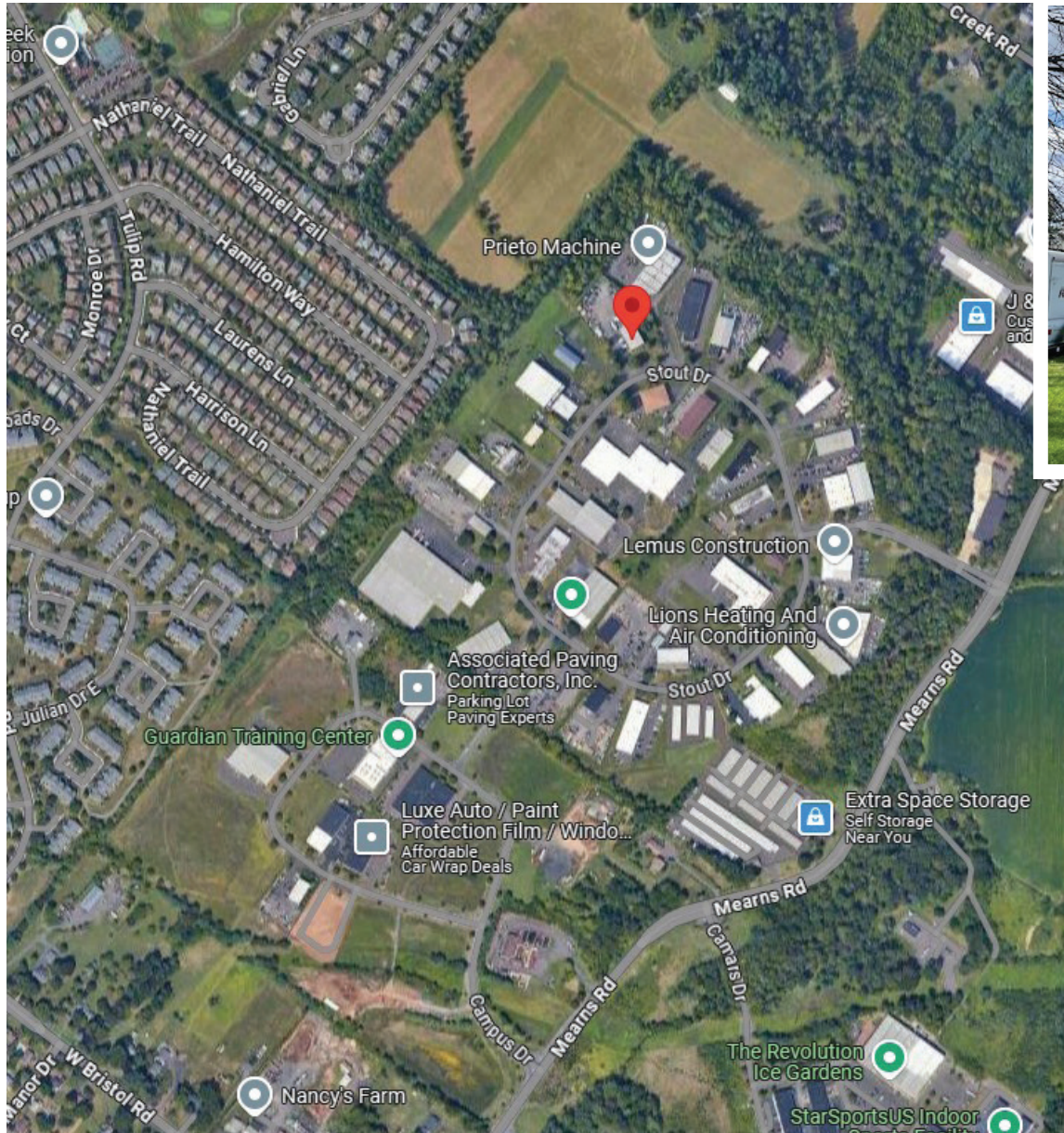
\$13.50 NNN (NNN's for 2025 estimated \$3 PSF)



PROPERTY HIGHLIGHTS

- Stand Alone Building with Signage
  - Minutes to Bristol Road
  - Outside Storage Available





## LI - Limited Industrial Zoning Permitted Uses

### **Permitted**

- Manufacturing
- Research
- Repair Shop
- Vehicular Sales
- Vehicular Repair
- Vehicular Accessories
- Heavy Equipment/Farm Equipment Sales
- Wholesale/Storage/Warehousing
- Printing
- Contracting
- Truck Terminal
- Crafts
- Lumber Yard
- Mill

- Industrial Park
- Flex Space
- Outside Storage or Display
- Consumer Fireworks Facility
- Office
- Veterinary Office
- Kennel - Commercial
- Municipal Use
- Recreational Facility
- Indoor Athletic Club
- Emergency Services

### **Special Exception**

- Commercial School
- Mini-warehouse

