

880 Easton Road
Warrington, PA

Warehouse and Office 6,200 SF on 1.16 acres on Easton Road



COMPASS

Building specifications

Zoning

Warrington Township BZ - zoning code attached

6,200 +/- SF

1.16 level acres

Drive-thru

Traffic Count 44,000

30+ Parking

Loading Dock

Sits immediately in front of Township Building and Police Station



Interior pictures



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Please see the ensuing Attachment for the
Warrington Township BZ Zoning Code



Offered at \$1.35 Million

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WARRINGTON TOWNSHIP BZ ZONING

<u>Permitted Uses:</u>	<u>Conditional uses:</u>
<ul style="list-style-type: none">• Forestry• Live-work units• Library/museum• Municipal use• Professional or business office• Veterinary office• Medical service, clinic, urgent care• Medical service - physician's office• Medical service, integrated medical health center• Financial establishment• Restaurant• Restaurant, fast-food• Retail/store, trade and service• Microbrewery, microwinery, microdistillery• Brewpub• Nightclub• Pet day-care and salon• Smoking lounge• Shopping center• Garden center• Day-care center• Dwelling in combination with business• Combined office/commercial multifamily building• Personal service business establishment• Indoor entertainment facility• Athletic recreational facility• Medical service lab• Commercial school• Utility operating facility• Emergency services• Electric vehicle charging station	<ul style="list-style-type: none">• Recreation facility/community center• Place of worship• Motor vehicle service station• Automotive sales• Automotive repair• Car wash• Convenience store with fuel sales• Drive-through• Temporary structure or use• Accessory outdoor eating area