

**FOR SALE**

# INDUSTRIAL FLEX CONDOMINIUM

PENN'S  GRANT REALTY  
Corporation

**23 Richard Road  
Warminster, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

Total Condominium Size: ..... 7,840± SF all on one level  
 Office Space: ..... 700± SF - Consisting of Open Admin Work Area  
 Warehouse Space: ..... 7,140± SF  
 Floors:..... Concrete  
 Ceiling Height: ..... 18' clear  
 Drive-In Doors: ..... Two (2)  
*Ramp to rear door can be removed to provide for a loading dock*  
 Power: ..... 200 amp, 3-phase, 220 volt  
 HVAC: ..... Gas Heat/Central Air-Office; Gas Heat & AC units - Warehouse  
 Parking: ..... 12 Spaces  
 Water: ..... Public  
 Sewer: ..... Public  
 Zoning: ..... I1 - Planned Industrial/Office  
 Business Park: ..... Northampton Township Business & Technology Center  
 Municipality: ..... Northampton Township  
 Tax ID: ..... 31-001-004-008-023  
 Real Estate Taxes (2023):.....\$9,962  
 Real Estate Tax Assessment: ..... \$54,080  
 Condominium Fees: ..... \$7,478/year  
 Sale Price: ..... \$1,250,000

**I-1 Planned Industrial/Office Zoning Uses**

Permitted Uses

- Office
- Medical Office
- Medical/Scientific Research
- Printing/Publishing
- Packaging/Final Assembly
- Wholesale Storage/Distribution
- Light Manufacturing
- Construction Trade shop
- Motor/Automotive Repair
- Municipal
- Bank/Financial Establishment
- Restaurant/Eating Place
- Shipping/Mail Service
- Hair Styling/Nail Shop
- Taylor Shop

Conditional Uses

- Medical Marijuana Dispensary

Special Exception

- Dry-cleaning plant
- Leather processing
- Heavy Manufacturing
- Wood or Wood Pulp Processing





