



70 VINCENT CIRCLE
IVYLAND, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

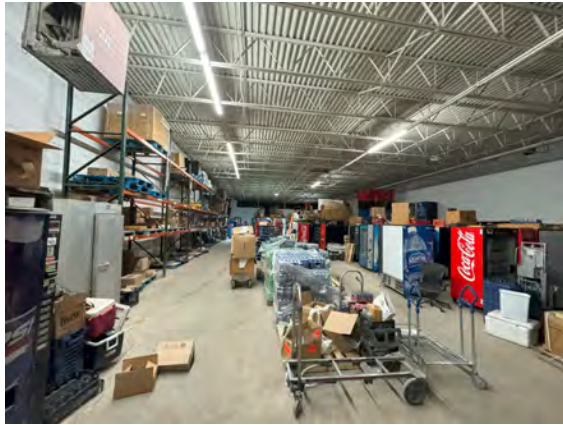
8,400 SF
Unit Available

PROPERTY HIGHLIGHTS

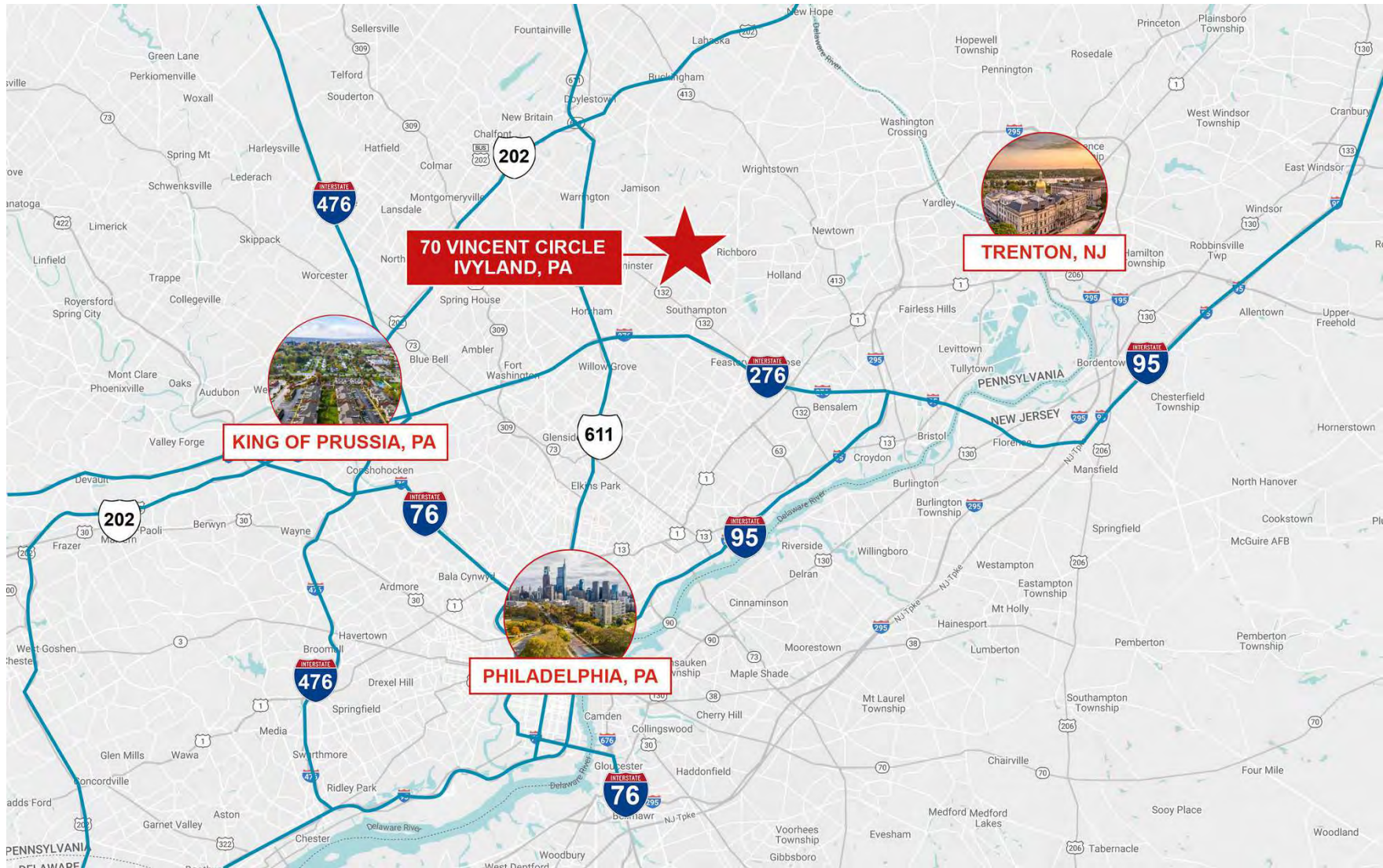
- 8,400 SF Unit Available for Lease
- 18' Ceiling Height
- Two (2) Loading Docks (8'H x 10'W)
- One (1) Drive-In Door (14'H x 12'W)
- Three (3) Private Offices
- Gas-Fired Reznor Units
- Two Lavatories
- 3 Phase Power
- Public Water and Sewer
- Natural Gas
- Zoned I-1 (Northampton Township)
- This property is situated in the Jacksonville Industrial Park in Warminster, PA. The site provides quick access to I-276, which serves as a major artery in southeastern Pennsylvania.



ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

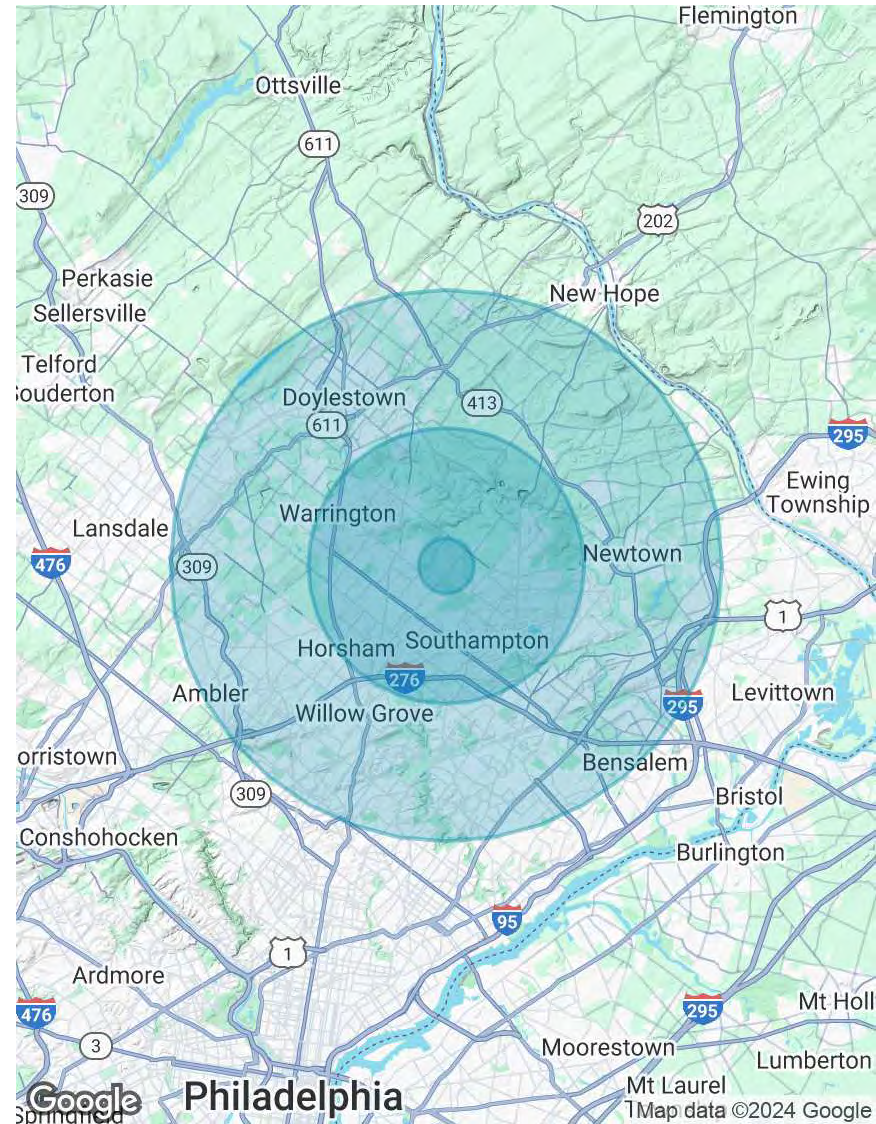
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,556	148,872	573,992
Average Age	47	44	44
Average Age (Male)	46	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	917	55,904	216,888
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$191,880	\$150,297	\$149,039
Average House Value	\$715,308	\$506,220	\$501,662

Demographics data derived from AlphaMap



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