

**FOR SALE**

# Industrial Property

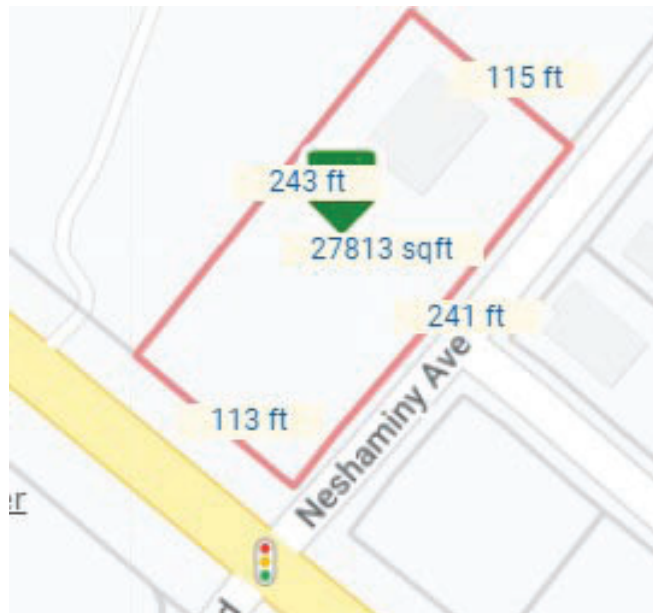
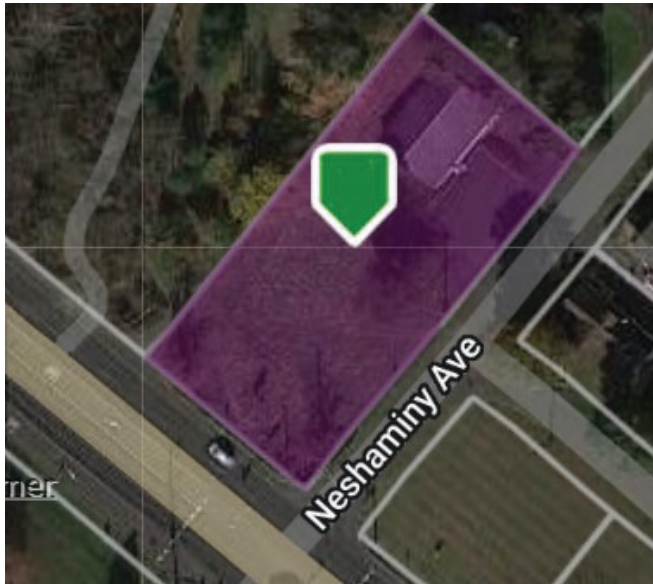
**PENN'S GRANT REALTY**  
Corporation

**1851 Street Road  
Warrington, Bucks County, PA**

**COMMERCIAL • INDUSTRIAL • INVESTMENT**



**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
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**PROPERTY HIGHLIGHTS**

- **Easily Accessible Location by the Corner of Street Road (Route 132) and Neshaminy Ave**
- **Available Immediately**
- **Great Regional Access - Minutes to PA Turnpike**
- **Close Proximity to Prime Shopping and Restaurants**

**PROPERTY SPECIFICATIONS**

Building Size: ..... approximately 2,195± SF (plus attic storage)  
 Building Dimensions: ..... approximately 57' x 38.5'  
 Loading Doors: ..... One (1)  
 Lot Size: ..... 0.5624 Acres  
 Building Construction: .....Masonry  
 Heating: ..... Oil fired hot air  
 Cooling: ..... A/C window units  
 Parking: ..... 6+ Spaces (plus vacant lot)  
 Water: ..... Private  
 Sewer: ..... Private  
 Parcel ID: ..... 50-035-001  
 Municipality: ..... Warrington Township  
 Zoning: ..... R2- Medium Density-Non Conforming  
 (used as an industrial property since the 1970s)  
 Annual Taxes (2022): ..... \$5,763  
 Tax Assessment: ..... \$34,000  
 Sale Price: ..... \$495,000

