

# 200 PARK AVENUE

Warminster, PA 18974



FOR LEASE



INDUSTRIAL



50,000-75,000 SF AVAILABLE



## PROPERTY DESCRIPTION

- Available Space: 50,000-75,000 SF (50,000 SF ground floor; 25,000 SF mezzanine)
- Total Building: 150,000 SF
- Lot size: 6.7 AC lot
- Loading: Three (3) drive-in doors, two 10' x 12', one 8' x 8' and three (3) exterior tailgates
- Ceiling Height: 25,000 SF at 25'-25' 11"; 25,000 SF 14' 10"; mezzanine 25,000 SF at 8'-10'
- Column spacing: 25' x 40'
- Power: 34,400 volt primary service feeding a 1500 KVA transformer, stepped down to 277/480 volt, 3 phase service
- Sprinkler: 100% wet system
- HVAC: Reznor gas fired units
- Parking: Paved parking for approximately 120 cars
- Zoning: I/O - Industrial/Office
- Additional Features: Hydraulic lift and conveyor system to access the second floor area
- Taxes: \$93,359 (2025)
- Location: Situated between County Line Road & Street Road (Route 132)

## FOR MORE INFORMATION

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# NAI Mertz



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Feasterville-Trevese, PA 19053

215-396-2900 | [www.naimertz.com](http://www.naimertz.com)



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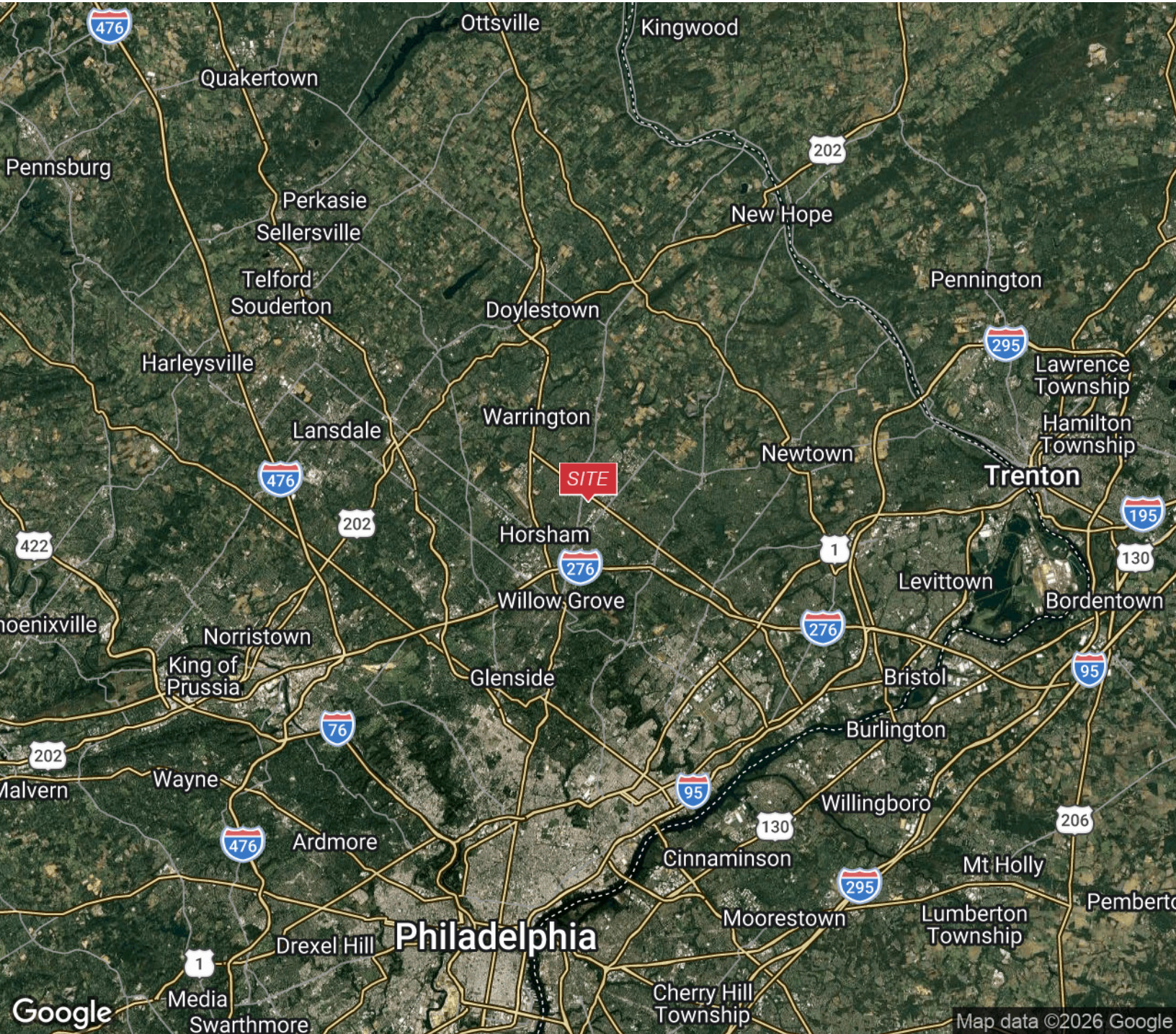
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