FOR SALE INDUSTRIAL FLEX CONDOMINIUM

PENN'S **GRANT REALTY**

23 Richard Road Warminster, Bucks County, PA

Corporation

COMMERCIAL • INDUSTRIAL • INVESTMENT



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PROPERTY SPECIFICATIONS

Total Condominium Size:	evel
Office Space:	Area
Warehouse Space:	± SF
Floors: Conci	rete
Ceiling Height: 18' c	lear
Drive-In Doors:	• •
Power:	volt
HVAC: Gas Heat/Central Air-Office; Gas Heat & AC units - Wareho	ouse
Parking: 12 Spa	aces
Water: Pu	ıblic
Sewer: Pu	ıblic
Zoning: I1 - Planned Industrial/Of	ffice
Business Park: Northampton Township Business & Technology Cer	nter
Municipality: Northampton Town	ship
Tax ID:	023
Real Estate Taxes (2023):\$9,	962
Real Estate Tax Assessment: \$54,	080
Condominium Fees: \$7,478/y	year
Sale Price:	,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

<u>Conditional Uses</u> Medical Marijuana Dispensary

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





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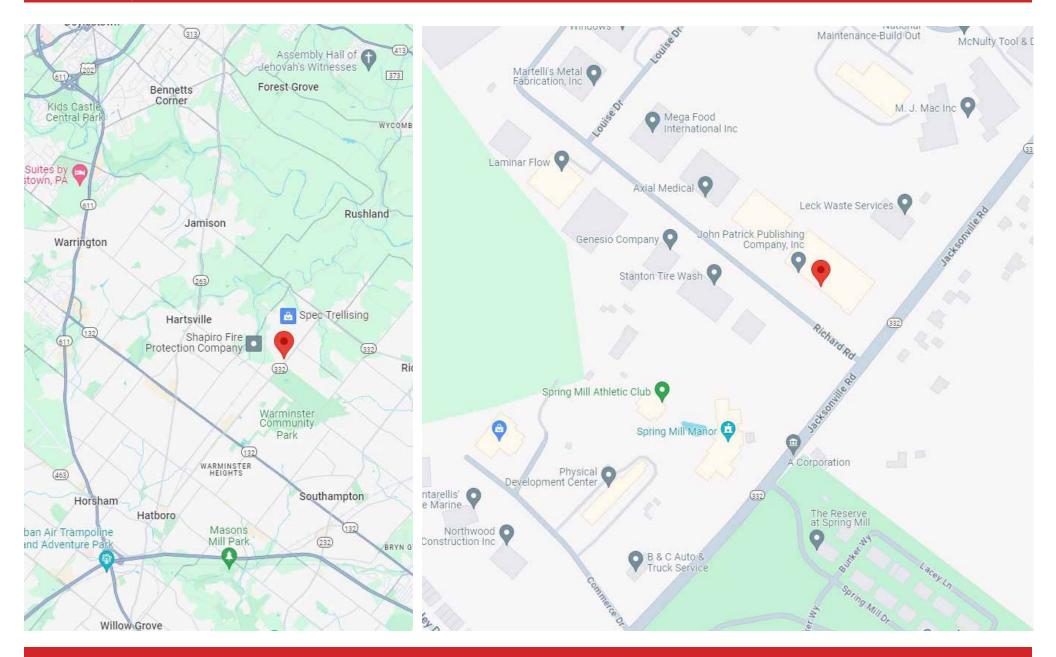
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