



## INDUSTRIAL PROPERTY FOR LEASE

---

**7,188 SF**

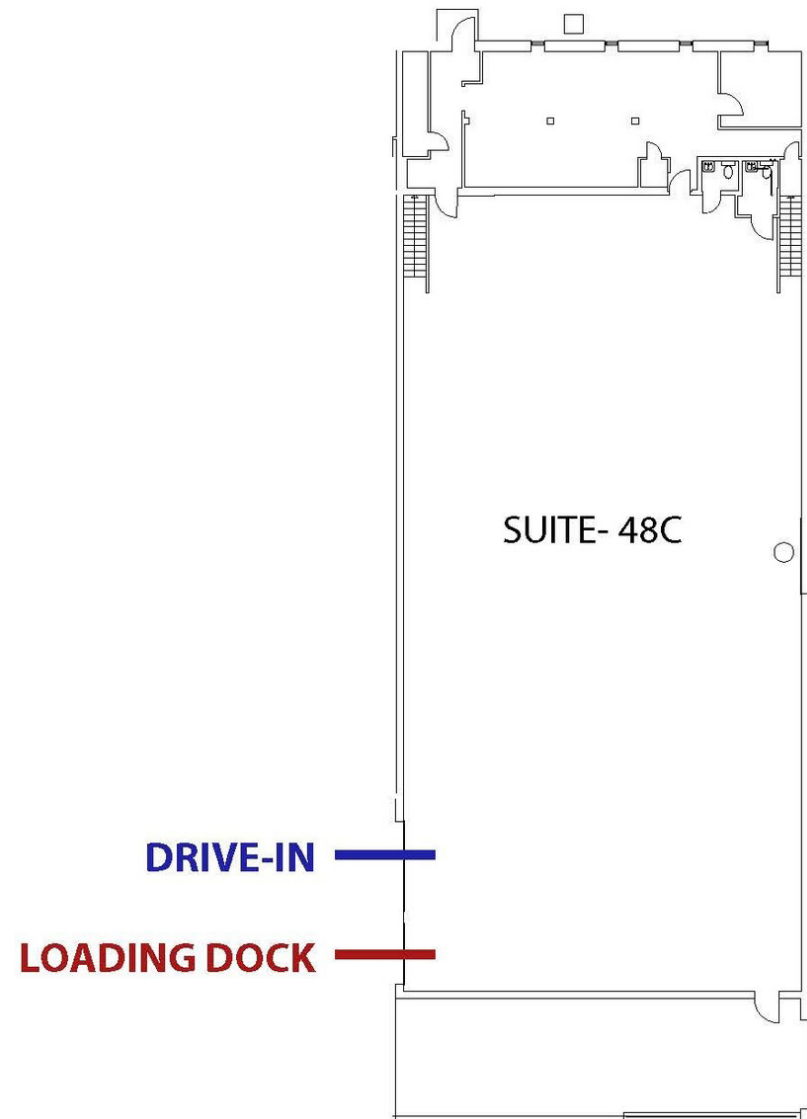
48C Vincent Circle  
Warminster, PA 18974



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- 7,188 SF Available for Lease
- 16' Clear Height
- One (1) Loading-Dock (10'H x 8'W)
- One (1) Drive-In (14'H x 12'W)
- One (1) Private Offices and Two (2) Restrooms
- Bull-Pen Office Space
- Gas-Fired Reznor Units
- 3 Phase 120/208V 400 Amp Power
- Public Water and Sewer
- Natural Gas
- Zoned I-2 (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.



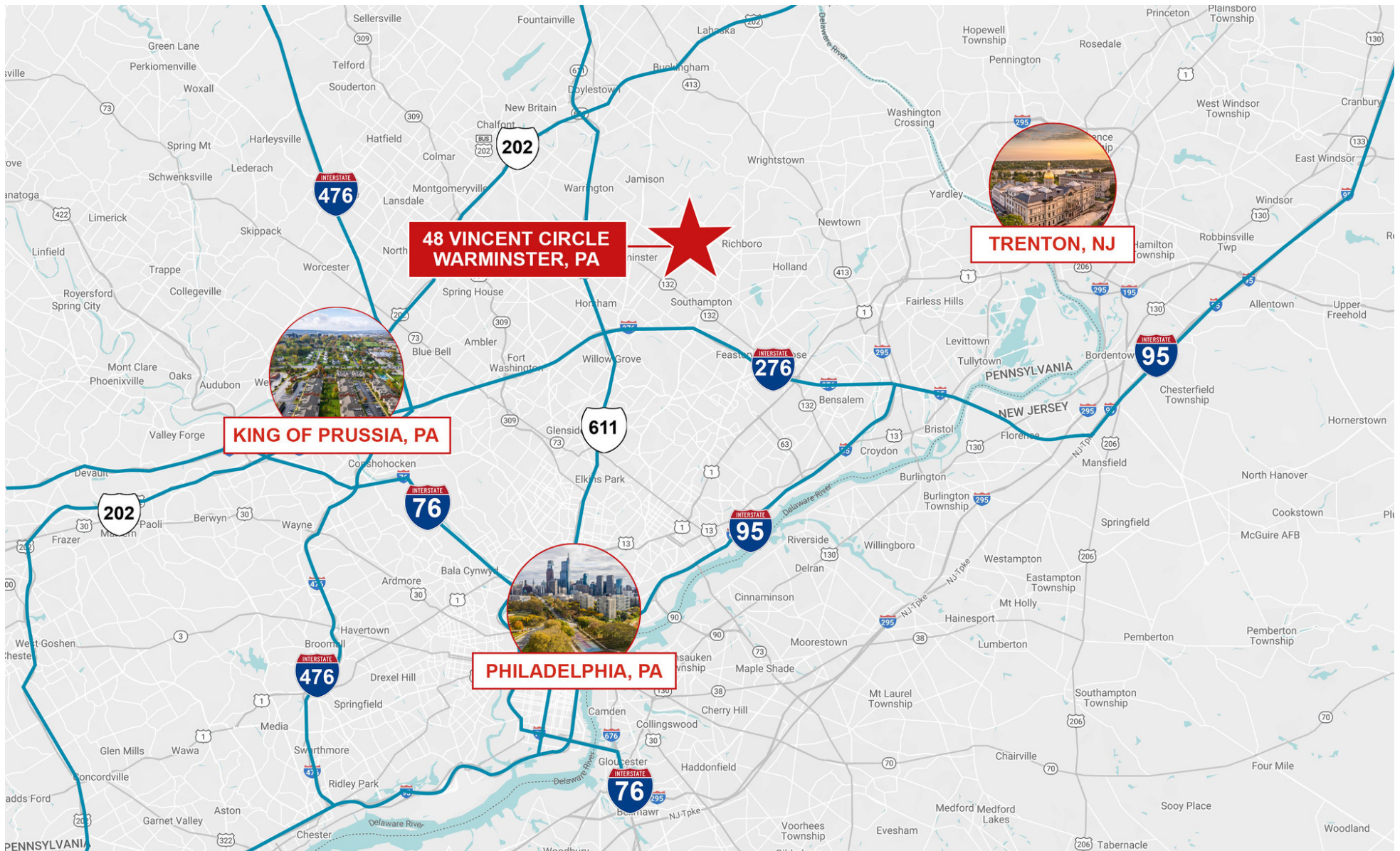


## ADDITIONAL PHOTO





# LOCATION MAP



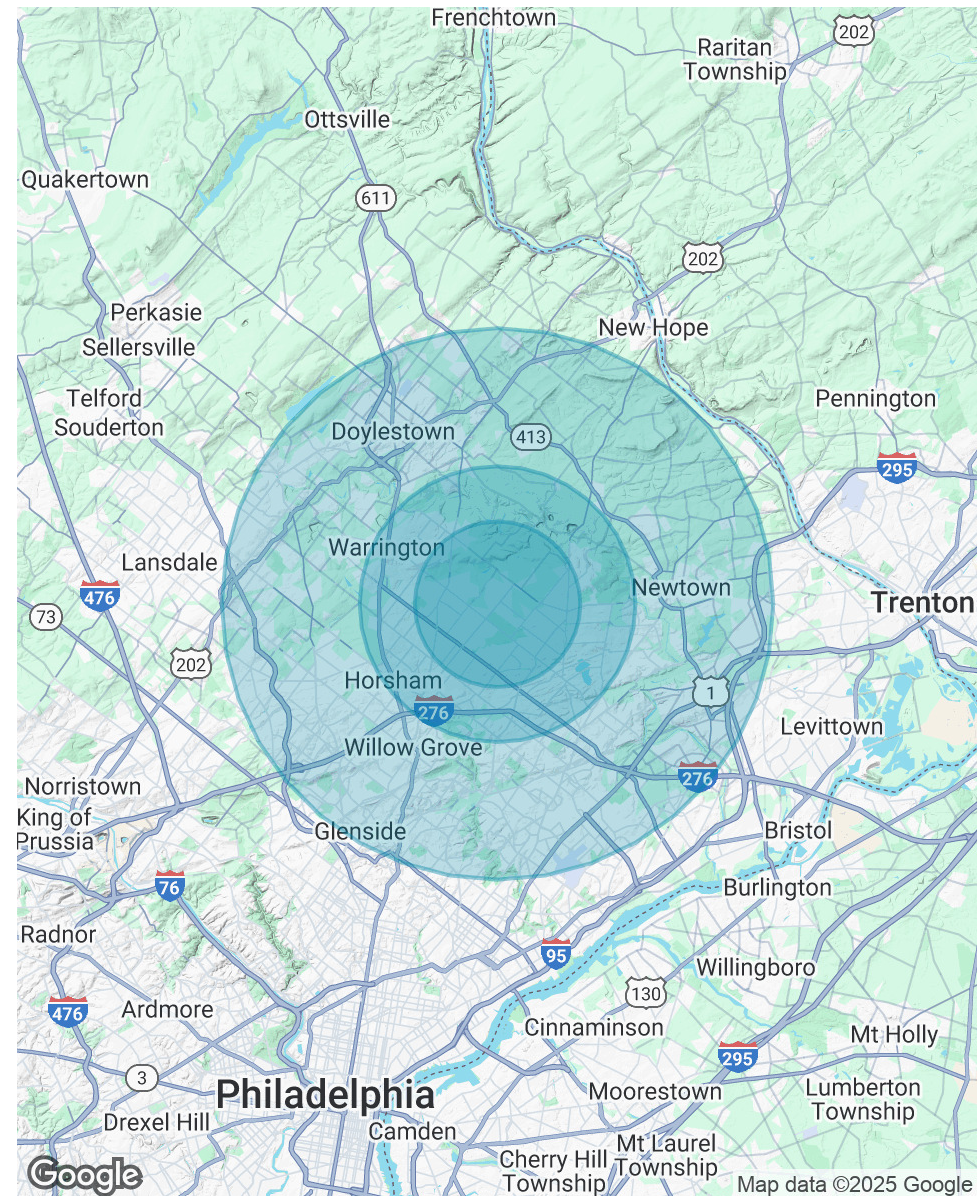


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	53,759	144,957	573,992
Average Age	46	44	44
Average Age (Male)	44	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,723	54,521	216,888
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$144,767	\$149,290	\$149,039
Average House Value	\$490,773	\$502,972	\$501,662

Demographics data derived from AlphaMap



## PRIMARY CONTACTS



**Matt Corrigan**  
Senior Vice President  
215.448.6018  
mcorrigan@binswanger.com



**Sean Stitz**  
Vice President  
215.448.6016  
sstitz@binswanger.com



**Timothy Pennington**  
Partner & Senior Vice President  
215.448.6266  
tpennington@binswanger.com



**Kevin Wang**  
Sales Associate  
215.448.6014  
kwang@binswanger.com



**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>