



## Available for Sale - Office



#### 720 Johnsville Blvd, Building 5 Warminster, PA

#### PROPERTY SPECIFICATIONS

The Commons at Franklin Center is a planned office condominium development consisting of nine (9) existing buildings, with additional 65,000 square foot flex building planned and approved. The project has been designed to provide a Corporate Campus Setting with Landscaped Courtyards. The façade of each building has Field Stone and Dry-vit exteriors with Mansard roofs.

**BUILDING SIZE** 13,899 Square Feet

YEAR BUILT 2016

**OFFICE** Fit out open plan office space

**ROOF** EPDM

**PARKING RATIO** Four (4) Spaces per 1,000 Square Feet

**ELECTRIC** 120/208 1,000 Amps

Generator Pad and conduit in place

**HVAC** Electric Heat Pumps – Eight – Five Ton Units Total 40 Tons

IT Platform Verizon & Comcast Availability

**GELCOR REALTY, INC.** 550 Pinetown Road Ste. 475 Fort Washington, PA 19034

FOR MORE INFORMATION PLEASE CONTACT:

Frank Gonser fgonser@gelcor.com

215-588-7401

www.gelcor.com



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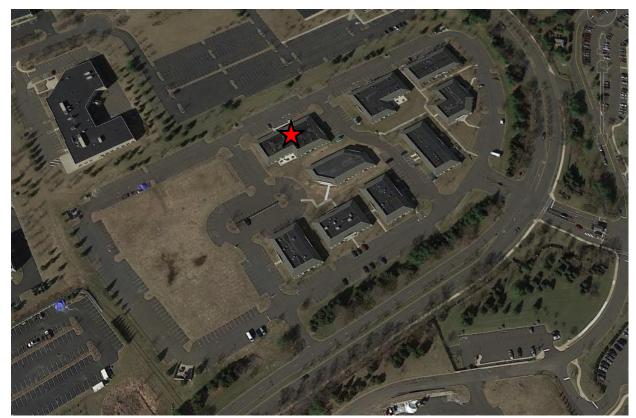
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# **GELCOR**REAL ESTATE

### Location



#### 720 Johnsville Blvd, Building 5, Warminster, PA

LOCATION – Well located just off Street and Jacksonville Roads – minutes from Horsham/Willow Grove PA Turnpike Interchange



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