

cresa

**250 Titus Avenue
Warrington, PA 18976**



**FOR SALE:
±17,600 SF Warehouse
on 3.01 Acres**



For additional information, please contact:

Chris Aitken
Vice President
610.639.2099
caitken@cresa.com

Eric Zahniser
Managing Principal
610.825.9298
ezahniser@cresa.com

Presented on behalf of:



250 Titus Avenue Warrington, PA 18976



FOR SALE

Purchase price: Please inquire

Cresa Global Inc. ("Cresa"), as the exclusive advisor, is proud to present qualified investors with the opportunity to acquire, via a sale, the property located at 250 Titus Avenue, Warrington, PA 18976, owned by MEECO, Inc. ("MEECO, Inc." or the "Company") in Warrington Township, Bucks County, Pennsylvania. The property is zoned I Industrial and is situated approximately 27 miles north of Philadelphia. The 3.01-acre land and building present potential for flex, manufacturing, and industrial use, including outdoor storage. It is located along Titus Avenue, near the intersection of Pennsylvania Route 611 (Easton Road).

Property Highlights:



3.01 Acres
land



Zoning
I: Industrial



±17,600 SF
flex, manufacturing,
and industrial use







Property Overview

Building Specifications

The Site

ADDRESS:	250 Titus Ave, Warrington, PA 18976
SUBMARKET:	Bucks
TOWNSHIP:	Warrington
PARCEL ID:	50-031-028-009
ACREAGE:	3.01
ZONING:	I-Industrial
PARKING SPACES:	Approximately 25
WETLANDS:	Flood zone area National wetlands inventory
ADDITIONAL:	Airgas liquid Nitrogen tank on site

The Building

SQUARE FOOTAGE:	±17,600 square feet: <u>Office Space:</u> ±4,624 square feet <u>Warehouse Space:</u> ±12,976 square feet <u>Partial Basement Level:</u> 1,300 square feet that is partially above-grade with daylight capability and 8' ceilings.
STORIES:	1, Plus the lower-level basement
TYPE:	Flex/Industrial/Manufacturing
USE:	Manufacturing - gas analyzers
YEAR BUILT:	1966
CLEAR HEIGHT:	11' clear ceiling height
# OF DOCK, DRIVE-IN DOORS:	(1) 8' x 8' tailgate height loading door (ability to punch out more)
POWER:	The building includes a 120/208-volt 3-phase system coming into the building, with a CT meter system supplying power to (2) 400 amp 120/208-volt 3-phase main distribution panels. Included is a whole-building surge protector.
HVAC:	The building is 100% climate-controlled via roof-mounted HVAC units. In addition, there are supplemental electric baseboards.

Property Overview

Building Specifications (Continued)

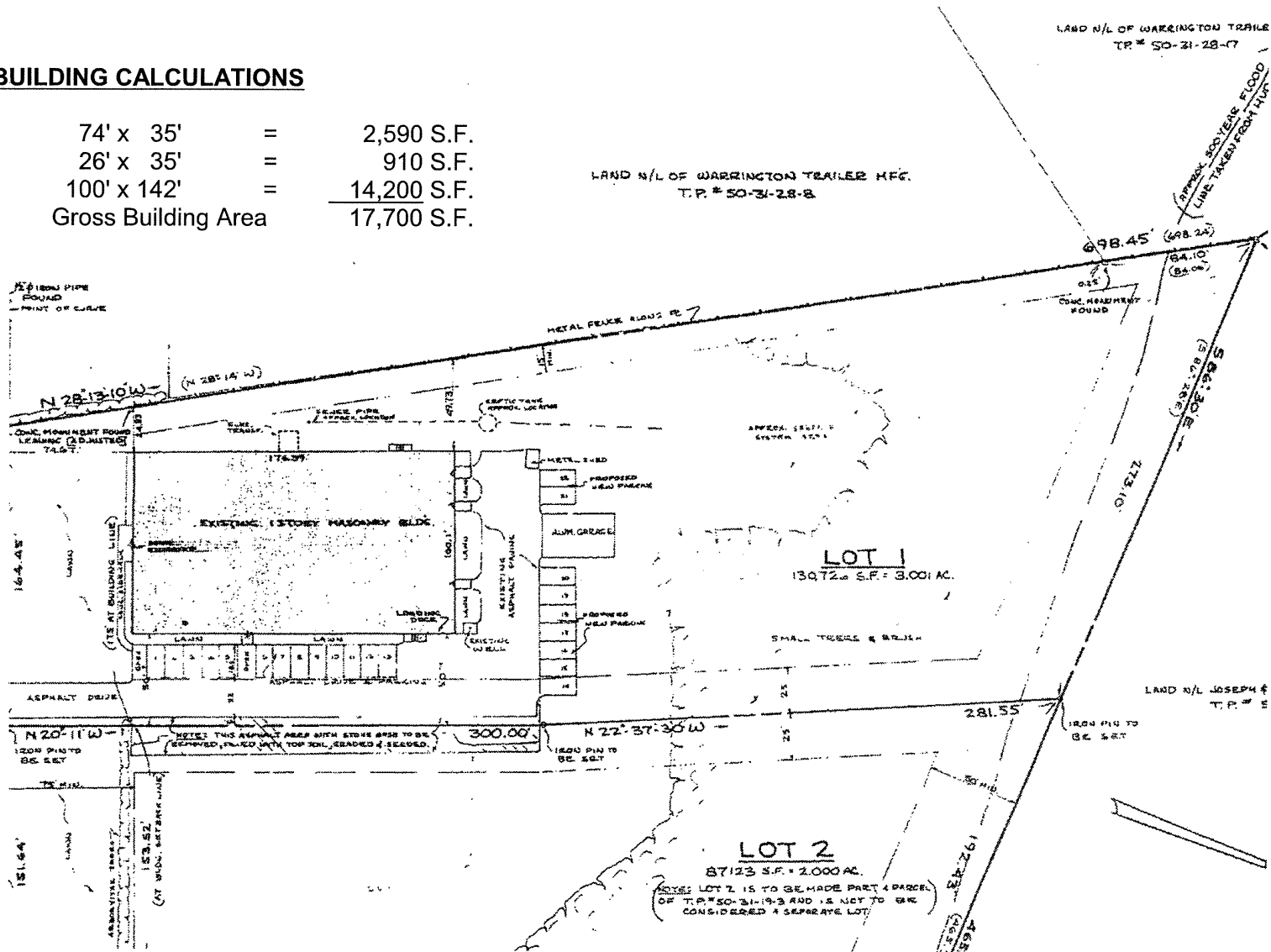
FOUNDATION:	Concrete block foundation walls over concrete footings resting on sufficient load bearing soil.
EXTERIOR WALLS:	Dryvit Stucco and concrete block.
FRAMING:	Masonry and steel frame.
FLOOR:	Concrete slab over crushed stone base.
ROOF:	Flat built-up type roof with rubber membrane covering over metal deck supported by steel joist. Replaced 2010/2012
WINDOWS:	Vinyl casement style windows in the office and aluminum double hung in warehouse.
LIGHTING:	Recessed fluorescent lighting fixtures in the office and ceiling suspended fluorescent lighting fixtures in the warehouse.
FIRE PROTECTION:	The building is not sprinklered and has a fire alarm system with hard-wired smoke detectors, sirens, strobe lights and pull stations.
IMPROVEMENTS:	Improvements include new exterior paint, a clean room, and a temporary wall throughout the warehouse.
OPERATING EXPENSES:	To be provided

Property Overview

Site Plan

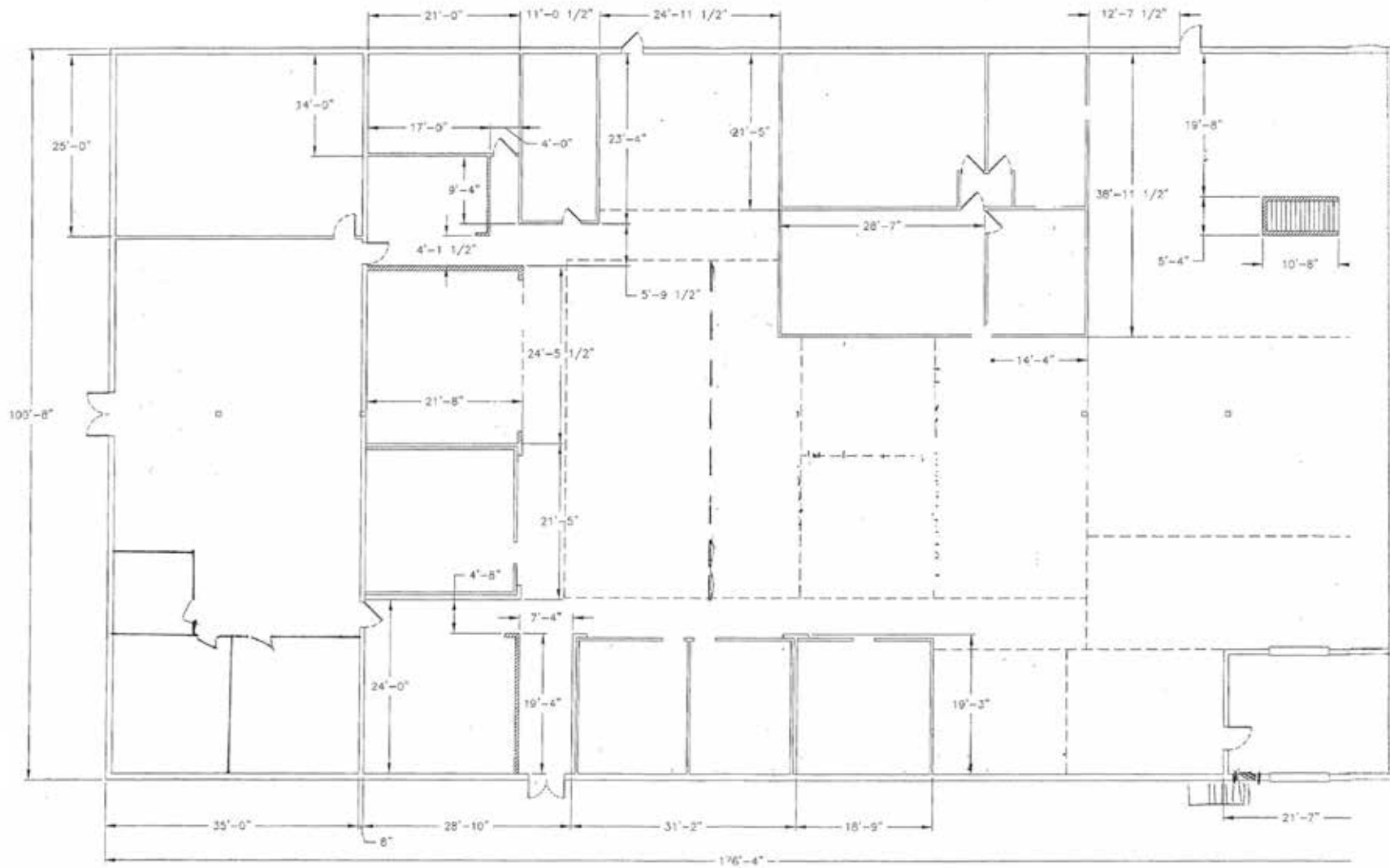
BUILDING CALCULATIONS

74' x 35'	=	2,590 S.F.
26' x 35'	=	910 S.F.
100' x 142'	=	14,200 S.F.
Gross Building Area		17,700 S.F.



Property Overview

Building Plan



Location/Market Highlights

Overview

Prime Manufacturing Hub with Regional Accessibility

- Situated with direct access to Route 611 and the Pennsylvania Turnpike (I-276).
- Leveraging the region’s strong interstate highway system, ports, intermodal terminals, airports, and parcel hubs allows users to gain an advantage in their manufacturing and supply chain.

Bucks County: Leading the Region’s Industrial Sector

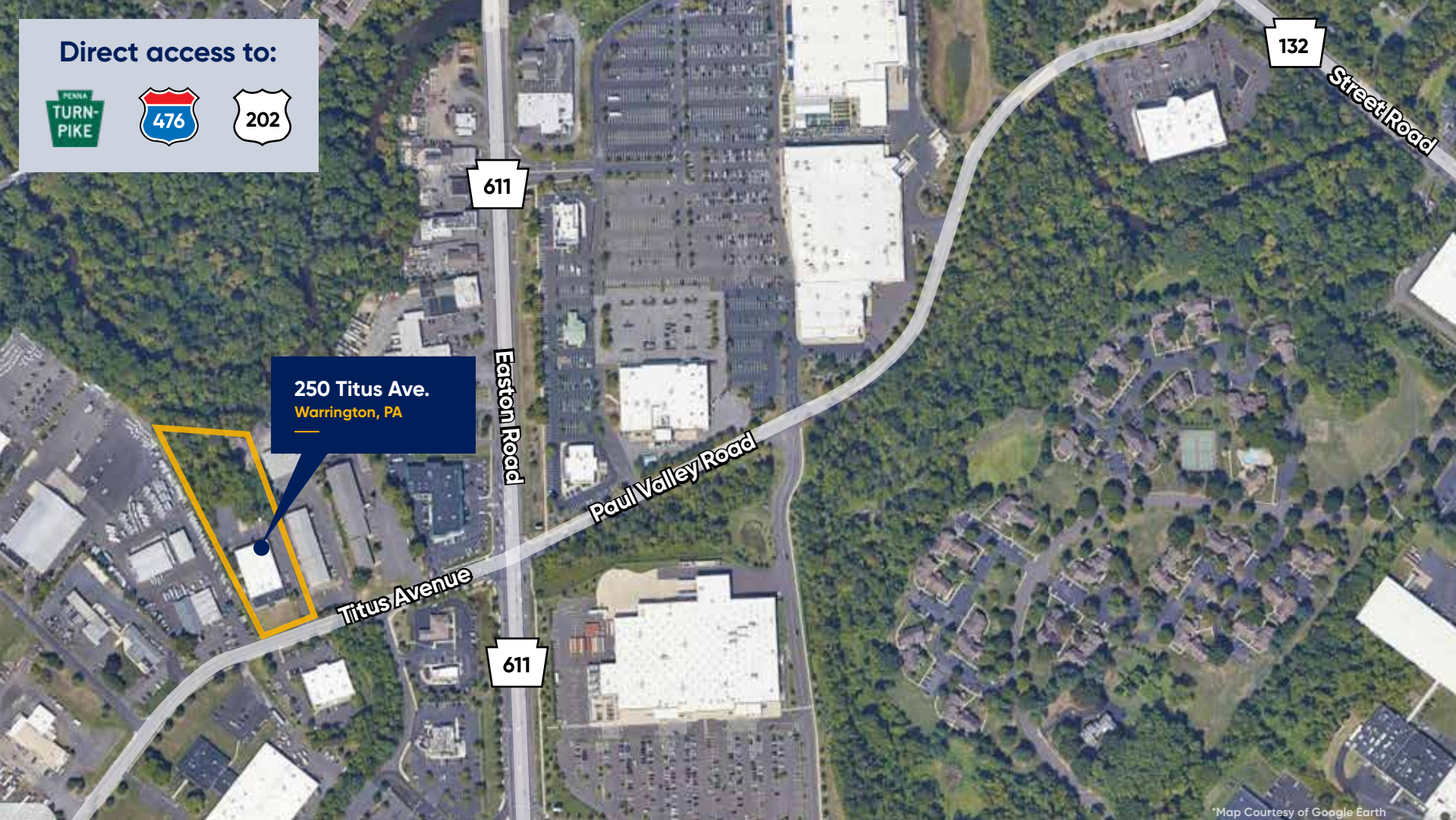
- Bucks County stands out as a key industrial hub within the Philadelphia metropolitan area, boasting 79 million square feet of space with ongoing demand for warehouses and manufacturing facilities. Its prime location is near major cities such as Philadelphia and New York City, making it a magnet for businesses requiring streamlined distribution. With convenient access to key highways like I-95 and the Pennsylvania Turnpike (I-276), Bucks County is one of the first choices for manufacturers.
- This area has sustained a year-over-year 6.1 percent rent growth, reflecting its desirability among tenants. The ongoing demand for warehouse and manufacturing space led to sales totaling \$27 million in the first quarter of 2024.*



*CoStar

Location/Market Highlights

Highway Access



Offering Process

Advisors:

Chris Aitken

Vice President

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Exclusive Representation

Cresa is exclusively representing the seller in this transaction.

Offer Requirement

All offers should include:

- Purchase price and approval process
- Timing for the inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of the purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

Co-Broker Commission

If the successful Purchaser is represented by a Cooperating Broker, that Broker will be compensated. Please call for details.

Communication

All communications, inquiries and requests should be addressed to the Cresa Team listed to the left, as representatives of the Seller.

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