

FOR SALE

8.66± ACRES INDUSTRIAL LAND



**Lot 2 & Lot 3 Mearns Road
Warwick, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk - Penn's Grant Realty Corporation

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PROPERTY SPECIFICATIONS

Lot 2

Lot Size:

4.387± Acres

Tax Parcel:

51-013-008-003

Proposed Industrial Building Size:

20,750 SF (subject to current Township building code)

Proposed Parking Spots:

To Code

Real Estate Taxes (2025):

\$4,047 (vacant lot)

Real Estate Assessment:

\$22,360

Sale Price:

\$749,000

Lot 3

Lot Size:

4.279± Acres

Tax Parcel:

51-013-008

Proposed Industrial Building Size:

32,000 SF (subject to current Township building code)

Proposed Parking Spots:

To Code

Real Estate Taxes (2025):

\$3,251 (vacant lot)

Real Estate Assessment:

\$17,960

Sale Price:

\$980,000

Water:

Public water available

Sewer:

Private (sand mound is required)

Electric:

PECO Electric & Gas at Site

Municipality:

Warwick Township

Zoning:

LI - Limited Industrial District

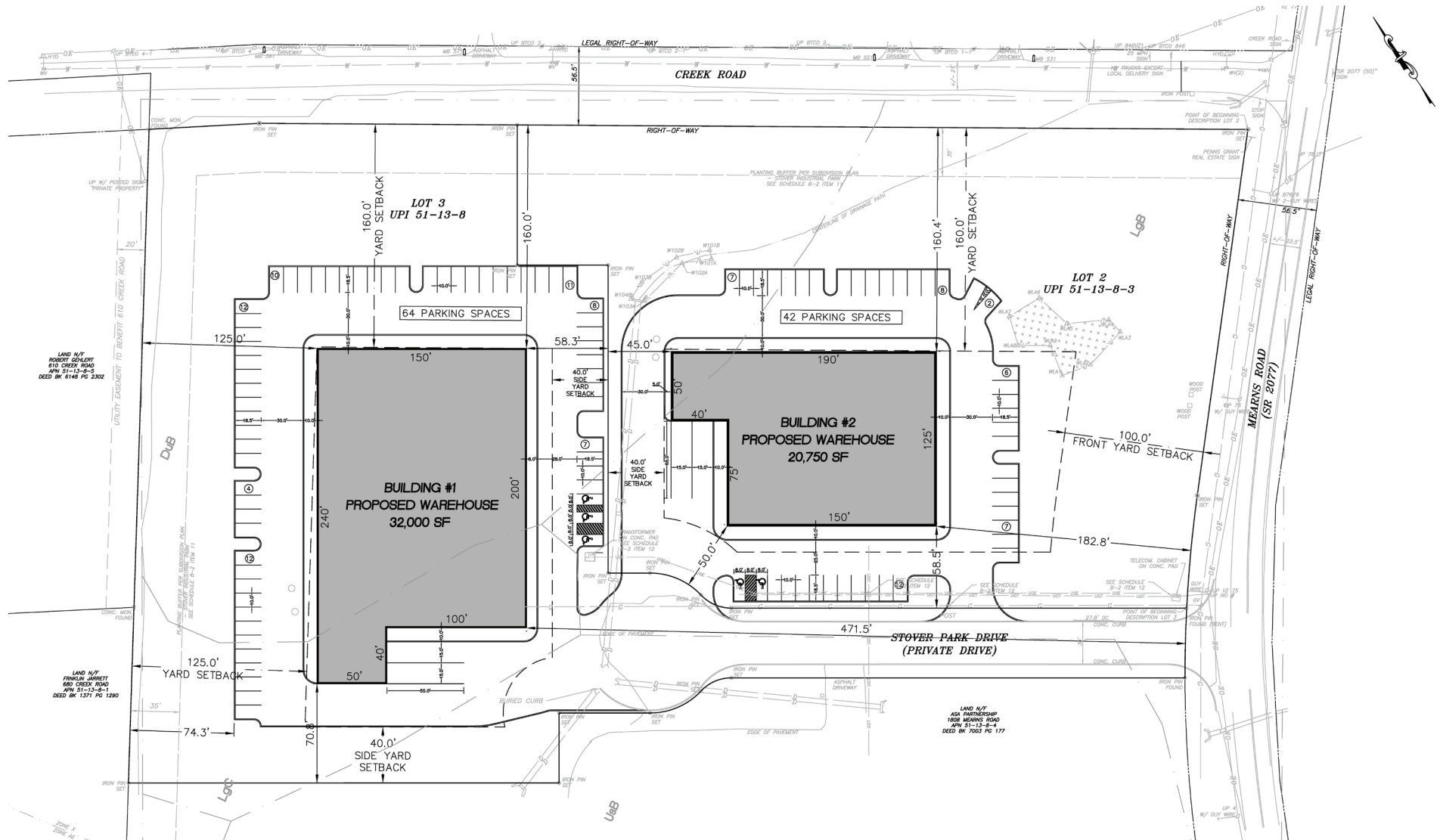


PROPERTY HIGHLIGHTS

- Located In Stover Industrial Park
- Limited Industrial Zoning - Large Selection of Permitted Uses

Great Central Location:

- Easy Access to York Road (Route 263)
- 15 Minutes to PA Turnpike I-276
- 20 Minutes to I-95
- 1/2 Hour to New Jersey /Pennsylvania Border
- Less Than One Hour to Philadelphia
- Less Than Two Hours to New York City



Proposed Concept Plan

ZONING TABLE - Warwick Township				
Zone: LI - Limited Industrial District				
ITEM	PERMITTED	51-13-8	51-13-3	ORDINANCE SECTION
Land Use:	H3 Warehouse	H3 Warehouse	H3 Warehouse	§195-56.A
Requirements for LI District				
Lot Area	3.0 Acre	3.986 Acres	3.545 Acres	§195-57.B
Min. Lot Width	200 FT	370.4 FT	345.9 FT	§195-57.B
Max. Building Coverage	25%	18.4%	21.4%	§195-57.B
Max. Impervious Surface	55%	54.3%	51.0%	§195-57.B
Min. Front Yard Setback	100 FT	471.5 FT	160.4 FT	§195-57.B
Min. Side Yard Setback	40 FT	58.3 FT	45.0 FT	§195-57.B
Min. Rear Yard Setback	50 FT	125.0 FT	N/A	§195-57.B
Max. Building Height	35 FT	35 FT	35 FT	§195-57.A
Min. Industrial Building Side Yard Setback to Existing Res. Use of District	200 FT	217.5 FT	217.9 FT	§195-57.C
Min. Industrial Building Rear Yard Setback to Existing Res. Use of District	125 FT	125.0 FT	N/A	§195-57.D
Min. Industrial Parking Area Rear Yard Setback to Existing Res. Use of District	50 FT	74.3 FT	N/A	§195-57.D
Min. Parking	See Parking Table			
(V) Variance Required				

PARKING TABLE BUILDING #1				
Use		Floor Area (SF)	Required Spaces	
H3 Warehousing	1 Off-street Parking Space Per 500 SF of Total Floor Area, plus 1 per each Company Vehicle Normally Stored Onsite	32,000	64	
		0 Company Vehicles	0	
Total Parking Required			64	
Total Parking Provided				

PARKING TABLE BUILDING #2				
Use		Floor Area (SF)	Required Spaces	
H3 Warehousing	1 Off-street Parking Space Per 500 SF of Total Floor Area, plus 1 per each Company Vehicle Normally Stored Onsite	20,750	42	
		0 Company Vehicles	0	
Total Parking Required			42	
Total Parking Provided				

SOIL TYPES					
SYM	NAME	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UsB	Urban land-Lawrenceville Complex 8 Percent Slopes	N	48-99	18-36	C
LgC	Lansdale loam, 8 to 15 Percent Slopes	N	42-60	>80	B
LgB	Lansdale Loam, 3 to 8 Percent Slopes	N	42-60	>80	B
DuB	Duncannon Silt Loam, 3 to 8 Percent Slopes	N	60-99	>80	B

Note: Buyers of Lots 2 and 3 will have to enter into a partnership maintenance agreement with owner of Lot 1 for maintaining private driveway and retention basin until all construction is complete and then Warwick Township should dedicate the roadway.

ZONING - LI - Limited Industrial District

Permitted Uses:

- General Farming
- Commercial Forestry
- Kennel - Commercial
- Hospital
- Continuing Care Facility/ Assisted Living
- Skilled-Care/Nursing Home
- Municipal Use
- Recreational Facility
- Emergency Services
- Medical Office
- Veterinary Office
- Office
- Adult Day Care

- Repair Shop
- Indoor Athletic Club
- Outdoor Entertainment
- Vehicular Sales
- Vehicular Repair
- Vehicular Accessories
- Heavy Equipment/Farm Equipment Sales
- Nonresidential Conversion
- Consumer Fireworks Facility
- Manufacturing
- Research
- Wholesale/Storage/ Warehousing
- Printing

- Contracting
- Truck Terminal
- Crafts
- Lumber Yard
- Mill
- Industrial Park
- Flex Space
- Outside Storage or Display
- Temporary Community Event
- Commercial Accessory Office
- Accessory Retail

Permitted by Conditional Use:

- Terminal
- Business Park

- Extractive Operations
- Resource Recovery Facility
- Solid Waste Landfill
- Trash Transfer Station
- Recovery of Subsurface Gas and Oil Deposits
- Wind Energy Conversion System

Permitted By Special Exception:

- Family Day-Care
- Utility/Public Services
- Airport/Heliport
- Large-Scale Solar Energy System

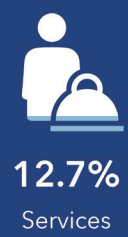
- Commercial School
- Day-Care Center
- Adult Commercial
- Motel/Hotel
- Billboard
- Service Station/Car-Washing Facility
- Mini-warehouse
- Fuel Storage/Distribution
- Auto Salvage Recycling Center
- Temporary Use Structure
- Accessory Heliport
- Tower/Masts, etc.
- Outdoor Furnace

COMMUNITY SUMMARY

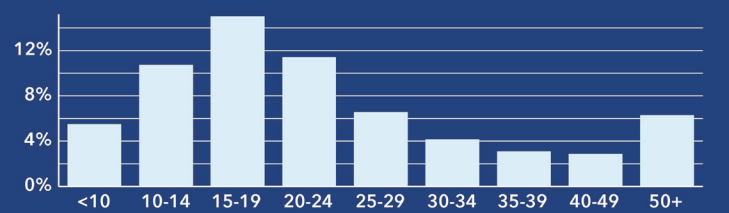
1816 Mearns Rd, Warminster, Pennsylvania, 18974

Ring of 5 miles

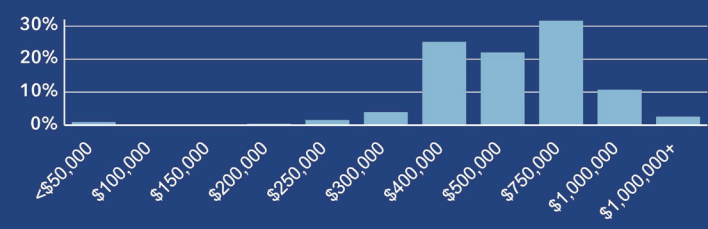
137,055	0.02%	2.58	38.3	44.8	\$110,491	\$480,012	\$594,746	19.1%	57.5%	23.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



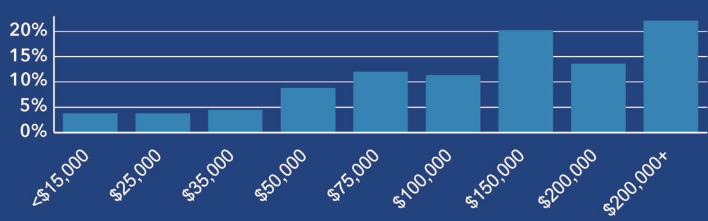
Mortgage as Percent of Salary



Home Value



Household Income

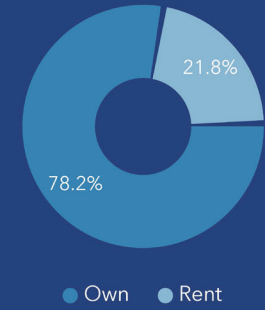


Age Profile: 5 Year Increments

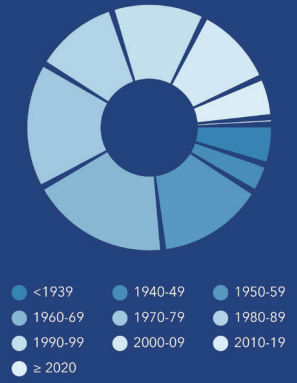


Dots show comparison to Bucks County

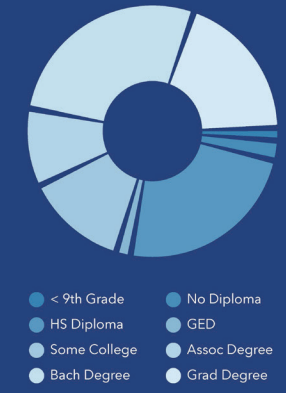
Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

