



50 RICHARD ROAD
GINKO INDUSTRIAL PARK
WARMINSTER, BUCKS COUNTY, PA 18974
TAX PARCEL #: 31-001-004-004

LOT SIZE: 2.45 acres

DESCRIPTION: One-story, modern, warehouse/manufacturing facility.

SIZE OF BUILDING: 24,000 sq. ft.

Offices: Approx. 3,000 sq. ft.
Plant/Warehouse: Approx. 21,000 sq. ft.

PARKING: Five (5) striped parking spaces (expandable).

AGE OF BUILDING: Built 1978 **Addition:** Built 2010.

CONSTRUCTION: **Frame:** Steel.

Walls: **Front:** Mix of brick over block and split-faced block. **Sides and Rear:** Painted block.

Floors: Assumed but not verified to be 6" reinforced concrete.

Roof: Rubber membrane.

CEILING HEIGHT: **Original:** 16'8" sloping to 16'4". **Addition:** 16'5" sloping to 15'4".

LOADING: **Original: Tailgate:** Two (2) docks – One (1) 8' x 10' electrically operated insulated steel sectional door having dock bumpers, dock light and interior bollards. One (1) 8' x 10' electrically operated insulated steel sectional door with dock seal and interior bollards. **Drive-In:** One (1) 12' x 14' electrically operated insulated steel sectional door with interior bollards.

Addition: Drive-In: One (1) 24' x 14' electrically operated steel sectional door with exterior bollards.

COLUMN SPACING: 40' x 32'



SPRINKLER SYSTEM:	Addition: 100% wet system.
HVAC:	Original: Office: Heated and cooled. Plant/Warehouse: Heated via suspended oil-fired unit heaters. Addition: Heated via suspended oil-fired unit heaters.
INTERIOR LIGHTING:	LED lighting.
EXTERIOR LIGHTING:	Wall-mounted fixtures.
ELECTRIC:	200 amp, 3 phase, 4 wire, 208/120 volt; service provided by PECO Energy.
OFFICE AREA:	Eight (8) private offices, one (1) open bullpen and one (1) conference room. Finishes include drywall ceiling with fluorescent lighting, painted drywall and carpet. One (1) kitchenette with base cabinets and sink. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and tile floor.
TOILET FACILITIES:	Office: Three (3) unisex restrooms, each with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, tile flooring and wainscot of tile with painted drywall. Plant/Warehouse: One (1) unisex restroom with one (1) water closet, one (1) urinal, and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, tile flooring and wainscot of tile with painted drywall.
WATER:	Service provided by Northampton Bucks County Municipal Authority.
SEWER:	Service provided by Northampton Bucks County Municipal Authority.
GAS:	Supplied by PECO Energy.
ASSESSMENT:	\$101,680 (2025)
TAXES:	County: \$ 2,791.12 (2025) Township: \$ 3,304.60 (2025) School: <u>\$ 14,733.21 (2025)</u> TOTAL: \$ 20,828.93 (\$0.87 PSF)
ZONING:	I-1 Planned Industrial/Office District
LOCATION:	The property offers convenient access to Exit 343 (Willow Grove Interchange) of the Pennsylvania Turnpike, Route 611, Route 132, Interstate 95, and the bridges to New Jersey. The property is just fifty (50) minutes from Metropolitan Philadelphia, forty (40) minutes from Trenton, NJ, and ninety (90) minutes from New York.



AIRPORT:

Philadelphia International (PHL) is fifty (50) minutes away, Northeast Philadelphia (PNE) is thirty-five (35) minutes away and Trenton-Mercer (TTN) is thirty (30) minutes away.

HOTELS:

Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

MISCELLANEOUS:

- Perimeter windows in the warehouse
- Pass through between the original and addition separated by one (1) 23'8" x 13' electrically operated steel roll-up door
- Ceiling fans throughout the warehouse