

**FOR SALE**

# 8.66± ACRES INDUSTRIAL LAND

**PENN'S GRANT REALTY**  
Corporation

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

COMMERCIAL • INDUSTRIAL • INVESTMENT



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**PROPERTY SPECIFICATIONS**

**Lot 2**

Lot Size: ..... 4.387± Acres  
 Tax Parcel: ..... 51-013-008-003  
 Proposed Industrial Building Size: ..... 30,000-35,000  
 Proposed Parking Spots: ..... To Code  
 Real Estate Taxes (2024): ..... \$4,002 (vacant lot)  
 Real Estate Assessment: ..... \$22,360  
 Sale Price: ..... \$1,005,000

**Lot 3**

Lot Size: ..... 4.279± Acres  
 Tax Parcel: ..... 51-013-008  
 Proposed Industrial Building Size: ..... 30,000-35,000  
 Proposed Parking Spots: ..... To Code  
 Real Estate Taxes (2024): ..... \$3,215 (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



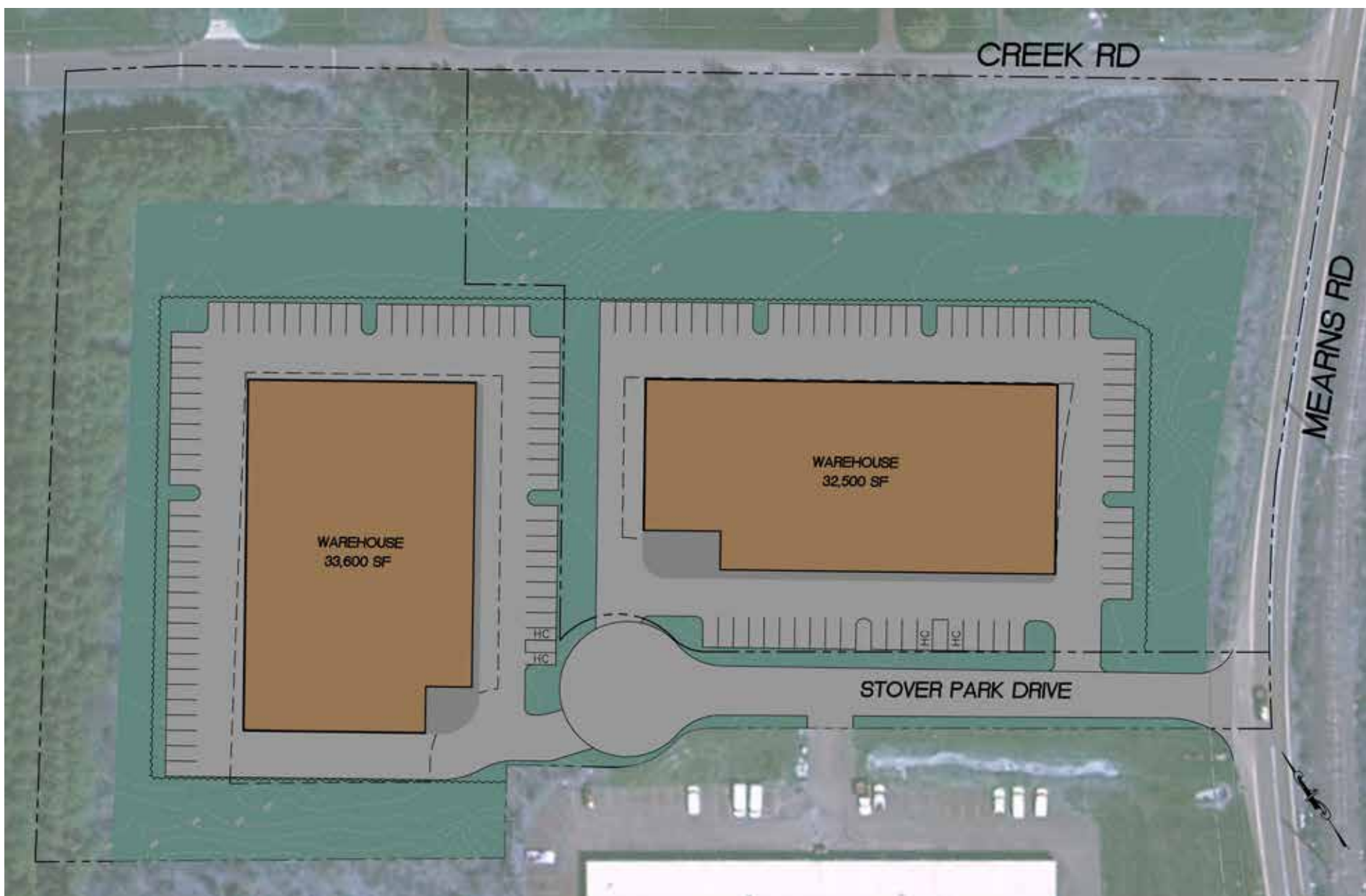
**PROPERTY HIGHLIGHTS**

- **Located In Stover Industrial Park**
- **Opportunity to Build Two 30,000+ SF Buildings on Two Lots or Combine Lots for One Larger Building**
- **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**





ZONING TABLE - Warwick Township				
Zone: LI - Limited Industrial District				
ITEM	PERMITTED	LOT 008	LOT 008-003	ORDINANCE SECTION
Land Use:	H3 Warehouse	H3 Warehouse	H3 Warehouse	§195-56.A
Requirements for LI District				
Lot Area	3.0 Acre	4.02 Acres	3.48 Acres	§195-57.B
Max. Impervious Surface	55%	53.0%	51.0%	§195-57.B
Max. Building Coverage	25%	19.2%	21.4%	§195-57.B
Min. Lot Width	200 FT	216 FT	513 FT	§195-57.B
Min. Front Yard Setback	100 FT	205 FT	100 FT	§195-57.B
Min. Side Yard Setback	40 FT	> 40 FT	> 40 FT	§195-57.B
Min. Rear Yard Setback	50 FT	> 50 FT	> 50 FT	§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	> 200 FT	> 200 FT	§195-57.C
Min. Industrial Building Side Yard Buffer to Existing Res. Use of District	50 FT	> 50 FT	> 50 FT	§195-57.C
Min. Industrial Building Rear Yard Setback to Existing Res. Use of District	125 FT	> 125 FT	> 125 FT	§195-57.D
Min. Industrial Parking Area Rear Yard Setback to Existing Res. Use of District	50 FT	> 50 FT	> 50 FT	§195-57.D
Min. Parking	See Parking Table			
(V) Variance Required				

PARKING TABLE BUILDING 2			
Use		Units	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	32,500 SF 0 Company Vehicles	65 0
Total Parking Required			65
Total Parking Provided			65

PARKING TABLE BUILDING 3			
Use		Units	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	33,600 SF 0 Company Vehicles	68 0
Total Parking Required			68
Total Parking Provided			68

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+



12.7%  
Services

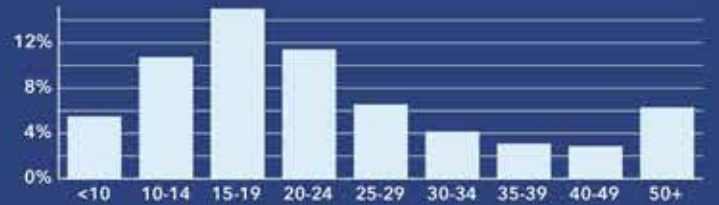


15.6%  
Blue Collar

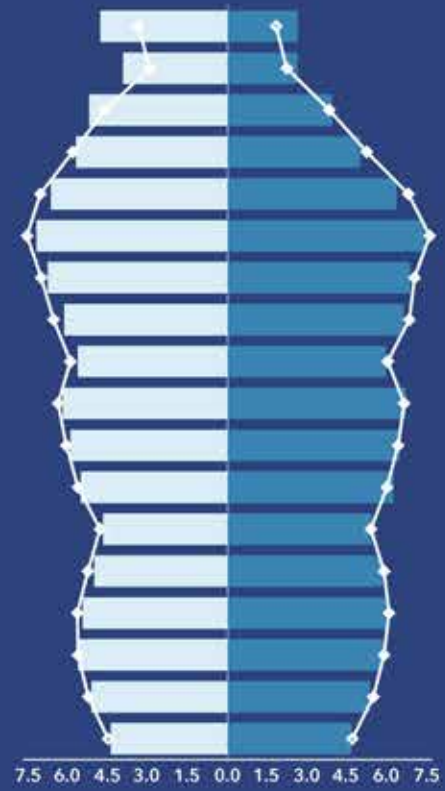


71.7%  
White Collar

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



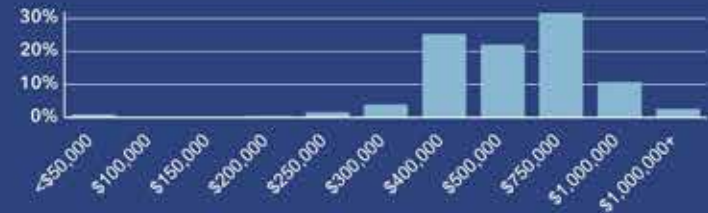
Home Ownership



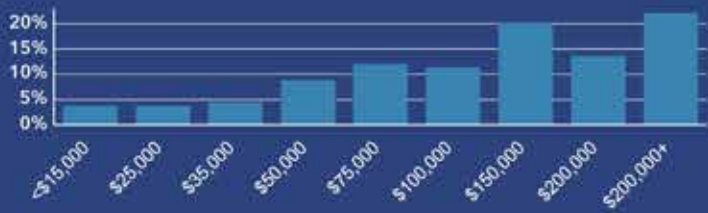
Housing: Year Built



Home Value



Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to Bucks County



