

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



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: . 30,000-35,000 (subject to current Township building code)
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 (subject to current Township building code)
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**
- **Possible Potential to Build Two 30,000+ SF Buildings on Two Lots or Combine Lots for One Larger Building** (Subject to current Township building code)
- **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%

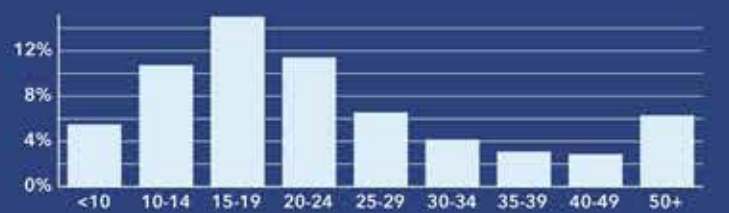
Blue Collar



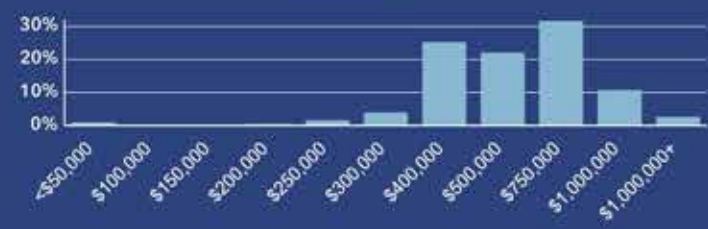
71.7%

White Collar

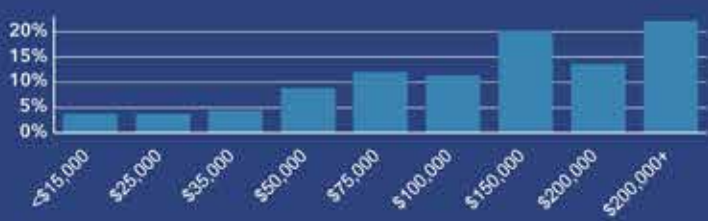
Mortgage as Percent of Salary



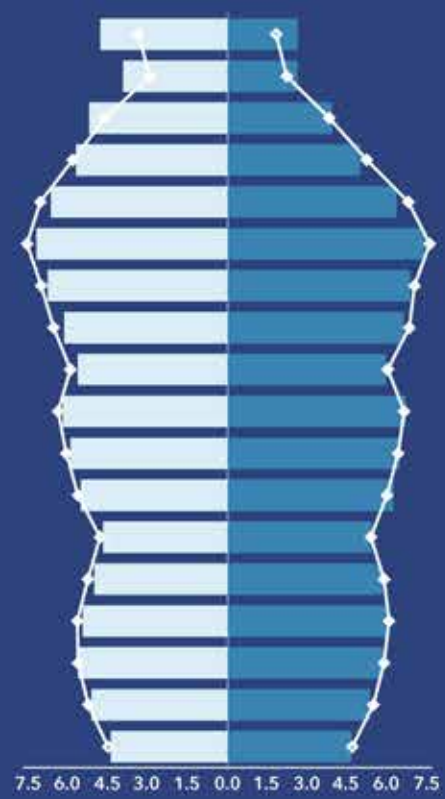
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to
Bucks County

Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

