

PRIME BUCKS COUNTY FACILITY

10,200 SQUARE FEET ON 1.12 ACRES



370 Constance Drive, Warminster Industrial Park
Warminster, Bucks County, PA 18974

Financing: 90% financing available to a qualified buyer, 50% could be at a 2.25% interest rate for fifteen (15) years and 40% could be at a 2.69% interest rate for twenty (20) years.

LOT SIZE: 1.12 acres.

DESCRIPTION: Modern one-story manufacturing/warehouse facility.

SIZE OF BUILDING: Approx. 10,200 square feet. **Plant/Warehouse Area:** Approx. 8,600 square feet. **Office Area:** Approx. 1,600 square feet. **AGE OF BUILDING:** Built 1979.

PARKING: Macadam paved parking for twenty (20) automobiles.

CONSTRUCTION: Walls: Office elevation is a combination of brick and stucco over block. Two (2) sides and rear are painted concrete block.

Floors: Painted concrete floor assumed but not verified to be 6" reinforced concrete. **Roof:** Mechanically Fastened TPO roofing system; installed 2013 with a twenty (20) year warranty.

CEILING HEIGHT: 17'0" sloping to 16'6" clear under bar joist.

LOADING: Tailgate: One (1) 10' x 10' electrically operated insulated steel sectional tailgate loading door with vision panels. **Drive-In:** One (1) 12' x 14' electrically operated insulated steel sectional drive-in door.

COLUMN SPACING: 30' x 40'

HVAC: Plant/Warehouse Area: Four (4) propane fired Reznor hot air blower units. **Office Area:** One (1) rooftop mounted package unit. Supplemental electric radiant units positioned below the windows.

INTERIOR LIGHTING: Plant/Warehouse Area: Combination of fluorescent and metal halide fixtures. **Office Area:** Fluorescent fixtures.

EXTERIOR LIGHTING: Wall mounted fixtures.

ELECTRICAL SERVICE: 1,200 amp 230 volt 3 phase service with an additional 400 amp 480 volt 3 phase service. Service is supplied by PECO Energy.

OFFICE AREA: Two (2) private offices and one (1) open bullpen area. Finishes include painted drywall, carpet and 2' x 4' acoustical ceiling tiles.

TOILET FACILITIES: Plant/Warehouse Area: One (1) men's room with one (1) urinal, two (2) water closets and two (2) lavatories. Finishes include mosaic tile flooring and a ceramic tile wainscot.

Office Area: One (1) men's room and one (1) ladies room each having one (1) water closet and one (1) lavatory. Finishes include mosaic tile flooring and a ceramic tile wainscot.

WATER: 1" line connected to a 12" main; Service supplied by Warminster Township Water & Sewer Authority.

SEWER SERVICE: Property connects to a 4" main in Constance Drive. Service provided by Warminster Township Water & Sewer Authority.

COMMUNICATION: High speed internet service provided by Comcast.

SECURITY MONITORING: Service provided by Safe & Secure at an annual cost of \$216. Alarmed for security protection with keypads located at both the front and rear entrances.

ASSESSMENT: \$64,280 (2012)

TAXES: County: \$1,491.30 (2012), Township: \$1,097.26 (2012), School: \$7,300.92 (2012), Total: \$9,889.48 (\$0.97/SF)

ZONING: I - Industrial.

SITE PLAN

NOTE: Plan is not to scale



Roddy

Industrial & Commercial Realtors

(215) 245-2600

realestate@roddyinc.com



Visit this property and others on our website at www.rododyinc.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION

Strategically located in the Warminster Industrial Park offering convenient access to the Willow Grove Interchange (Exit 343) and Bensalem Interchange (Exit 351) of the Pennsylvania Turnpike (I-276), Street Road (Route 132), County Line Road, Easton Road (Route 611) and York Road (Route 263).

AIRPORT

Philadelphia International Airport is fifty-five (55) minutes away and Northeast Philadelphia Airport is twenty-five (25) minutes away.

HOTELS

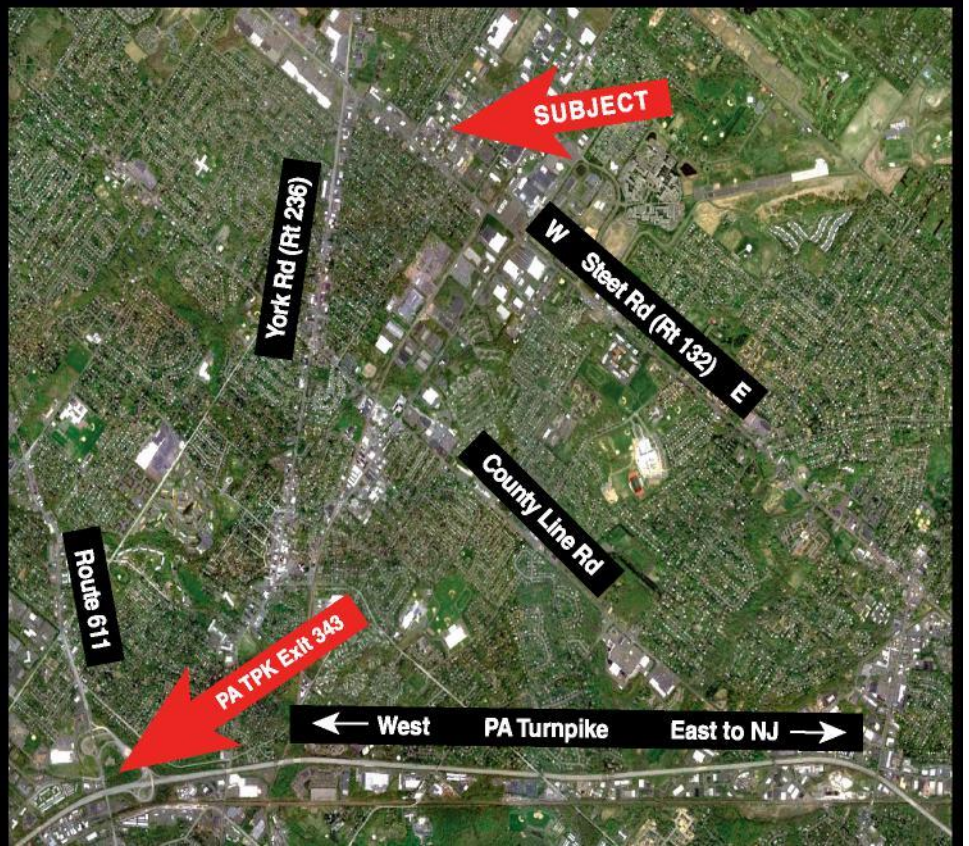
Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

PUBLIC TRANSPORTATION

SEPTA Bus Route 22 stop at Street Road and Jacksonville Road, within walking distance to the property. Warminster Station of the SEPTA Commuter Line is also within a short walk of the property.

MISCELLANEOUS

Compressed lines throughout the main plant/warehouse area.
One (1) through the wall ventilation fan.



Industrial & Commercial Realtors
Glenview Corporate Center
3220 Tillman Dr. Suite 112
Bensalem, PA 19020-2028
Ph (215) 245-2600, Fax (215) 245-2670
email: realestate@roddyinc.com
website: www.roddyinc.com

