

Roddy Inc.
Industrial & Commercial Real Estate



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57.33 ACRES FOR SALE

**4344 COLD SPRING CREAMERY ROAD
BUCKINGHAM TOWNSHIP
DOYLESTOWN, BUCKS COUNTY, PA
TAX PARCEL #S: 06-004-016 & 06-004-017-001**

DESCRIPTION:

57.33+/- acre parcel zoned Planned Industrial
Tax Parcel #06-004-016 – Approx. 12.20 Acres
Tax Parcel #06-0040017-001 – Approx. 45.13 Acres

Excellent development opportunity for distribution, warehouse, flex, corporate headquarters and medical/healthcare uses.



ASSESSMENT:	Tax Parcel #06-004-016 -	\$ 33,240 (2019)
	#06-004-017-001 -	\$ 5,480 (2019)

TAXES:

Tax Parcel #06-004-016

County:	\$ 812.72 (2019)
Township:	\$ 132.96 (2018)
School:	\$ 4,125.08 (2018/19)
TOTAL:	\$ 5,070.76

Tax Parcel #06-004-017-001

County:	\$ 133.99 (2019)
Township:	\$ 21.92 (2018)
School:	\$ 680.07 (2018/19)
TOTAL:	\$ 835.98

LOCATION: Ideally located in the desirable suburban Philadelphia marketplace. Property is within close proximity to downtown Doylestown, the county seat of Bucks County. Located provides access to regional highways including Route 611, Route 202 and Route 309.

PERMITTED USES:

A. The following uses are permitted By-Right (*PI Planned Industrial District*):

- | | |
|--|---|
| <ul style="list-style-type: none"> • General Farming • Forestry • Agricultural Retail • Accessory Farm Dwelling • Accessory Home Occupations • Class I - Home Office • Class II - Traditional Home Occupation • Class III - Family Day Care • Residential Accessory Building • Garage or Yard Sales • Municipal Recreational Facility • Private Recreational Facility • Private Club • Community Center • Day Care Center • Hospital • Medical Office | <ul style="list-style-type: none"> • Veterinary Office • Office • Office Park • Repair Shop • Indoor Athletic Club, as adaptive reuse only • Motor Vehicle Service Center/Repair Shop • Accessory dwelling in Combination • Emergency Services • Public Transportation Passenger Terminal • Public Airport or Public Heliport • Manufacturing • Research • Wholesale, Storage, Warehousing |
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- Medical Marijuana Grower/Processor
- Contracting
- Crafts
- Planing Mill and Lumber Yard
- Fuel Storage
- Junk Yard or Auto Salvage Yard
- Extractive Operations
- Solid Waste Facility
- Nonresidential Accessory Building
- Outside Storage or Display
- Temporary Structure or Use
- Air Landing Strip
- Helistop

B. The following uses are permitted by Conditional Use:

- Fireworks Sales
- Utilities
- Wind Energy Conversion System
- Telecommunications Facility
- Personal Wireless Facilities