



**PREMISES:**       **364 Valley Road**  
                          **Unit 200**  
                          **Paul Valley Industrial Park**  
                          **Warrington, Bucks County, PA 18976**  
                          **Tax Parcel #: 50-031-033-006-200**

**LOT SIZE:**                                   **Approximately 7.00 acres. \***

**PARKING:**                                  **Macadam paved parking for approx. eighty-five (85) automobiles.**

**DESCRIPTION:**                            **Modern one (1) story masonry and steel building.**

**AVAILABLE UNIT:**                        **Approximately 14,162 square feet.**

**AGE OF AVAILABLE UNIT:**              **Constructed approximately 1987.**

**CONSTRUCTION:**                        **Walls: Masonry and steel.**

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

**Roof: Carlisle 100 mil EPDM fleece-back roofing system installed 2015 with a 15 year warranty expiring August 2030.**

**CEILING HEIGHT:**                        **Approximately 20'1" sloping to 19'5" clear under bar joist.**

**LOADING:**                                  **Tailgate: One (1) 10' x 10' insulated electrically-operated steel sectional door features in-floor load leveler having dock bumpers and dock lock. (Expandable)**

**Drive-in: One (1) 12' x 14' insulated electrically-operated steel sectional drive-in door.**

**\* Property is being sold as an industrial condominium unit. Lot size of 6.97 acres reflects size of entire parcel shared in common with other unit owners. Please review the Declaration of Condominium for additional details.**



**COLUMN SPACING:** 40' x 50'

**SPRINKLER SYSTEM:** 100% wet system, supplied via an 8" main. Mercury Systems Fire Alarm monitors the system.

**HVAC:** Plant/Warehouse: Heated via natural gas-fired units.

**INTERIOR LIGHTING:** Mix of high pressure sodium and twin tube fluorescent throughout.

**EXTERIOR LIGHTING:** Outside lighting fixtures mounted at roofline of the building to illuminate parking and loading areas.

**ELECTRICAL SERVICE:** 350 amp 277/480 volts 3 phase 4 wire. Service provided by PECO Energy.

**TOILET FACILITIES:** Plant/Warehouse Area: One (1) unisex restroom containing one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, VCT flooring and painted drywall.

**WATER:** 3" line connected to an 8" main; service provided by Warrington Township Water & Sewer Department.

**SEWER SERVICE:** 8" main, service provided by Warrington Township Water & Sewer Department.

**GAS:** Supplied by PECO Energy via 2" line.

**ASSESSMENT:** \$ 64,620 (2019)

**TAXES:**

County	\$	1,580	(2019)
Township	\$	1,042	(2019)
School	\$	<u>8,019</u>	(2019/2020)
<b>TOTAL:</b>	\$	<b>10,641</b>	<b>(\$0.75/SF)</b>

**ZONING:** PI-1 (Planned Industrial District)



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- LOCATION:** Strategically located just four (4) miles north of the Willow Grove Interchange (Exit 343) of the Pennsylvania Turnpike. The property is within thirty (30) minutes of Center City Philadelphia.
- AIRPORT:** Philadelphia International Airport is forty-five (45) minutes away, Northeast Philadelphia Airport is twenty (20) minutes away and Trenton Mercer Airport is forty-two (42) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus #55 originates at Olney Transportation Center; stops at intersection of Easton and County Line Roads, a short walk to the property.
- MISCELLANEOUS:** Compressed air lines  
Epoxyed floors  
Floor drain  
Skylights

