

Sale or Lease

PRIME BUCKS COUNTY FACILITY

8,550 SQUARE FEET ON 1.17 ACRES



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

Financing: 90% financing available to a qualified buyer, 50% could be at a 2.50% interest rate amortized over fifteen (15) years and the balance could be at a 3.83% interest rate for twenty (20) years.

LOT SIZE: Approx. 1.17 acres.

DESCRIPTION: Modern one-story warehouse/manufacturing facility.

SIZE OF BUILDING: Approx. 8,550 sq. Ft.

PARKING: Macadam-paved parking; expandable.

AGE OF BUILDING: Constructed in 1979.

CONSTRUCTION: **Frame:** Steel. **Walls: Front:** Split-face block. **Sides/Rear:** Painted concrete block. **Floors:** Assumed, but not verified, to be 6" reinforced concrete. **Roof:** Flat built-up roof.

CEILING HEIGHT: Approx. 16'0" clear under bar joist.

LOADING: **Tailgate:** One (1) 10' x 10' steel sectional door with dock bumpers and wind screen. **Drive-In:** One (1) 12' x 14' steel sectional door.

COLUMN SPACING: 46'0" x 28'0"

HVAC: Office: Heated and cooled via one (1) 7.5 ton and (1) 4.5 ton natural gas-fired rooftop-mounted package units. **Plant/Warehouse:** Heated via multiple suspended natural gas-fired blower units.

INTERIOR LIGHTING: Twin tube fluorescent fixtures.

EXTERIOR LIGHTING: Wall-mounted & pole-mounted fixtures.

OFFICES: Multiple private offices. Finishes include 2' x 4' acoustical ceiling tile, 2' x 4' fluorescent lighting, vinyl wrapped drywall, and carpet.

TOILET FACILITIES: Office: One (1) men's room with two (2) water closets, one (1) urinal, and two (2) lavatories. Two (2) ladies' rooms each with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tile, 2' x 4' fluorescent lighting, tile flooring, and vinyl wrapped drywall with a wainscot of ceramic tile.

ZONING: I Industrial

ELECTRIC: 240 volt, 3 phase; service provided by PECO Energy.

GAS: Service provided by PECO Energy.

SEWER: 4" main; service provided by Warminster Township Water & Sewer Authority.

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

AERIAL



Roddy

Industrial & Commercial Real Estate

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**Call for further information or visit this property
and others on our website at www.rododyinc.com**

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LOCATION

Strategically situated 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 Rd (Route 132) County Line Rd, Easton Rd (Route 611), and York Rd (Route 263).

AIRPORT

Philadelphia International (PHL) is forty-five (45) minutes away, Northeast Philadelphia (PNE) is twenty-five (25) minutes away, Newark International (EWR) is ninety (90) minutes away and Trenton-Mercer (TTN) is thirty (30) minutes away.

TRANSPORTATION

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

HOTELS

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



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