

FOR LEASE INDUSTRIAL SPACE

PENN'S  GRANT REALTY
Corporation

*150 Titus Avenue
Warrington, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Warehouse Building 5:

22,500 ± SF

Ceilings - 22'-27' Clear

Column Spacing - 20' x 50'

Completely Crane Served - Three (3) Spanco

with two (2) ton cranes

Loading - One (1) Tailgate with leveler, 12'x14' door;

One (1) Drive-in Door 12' x 14'

Airlines throughout

Restrooms - One (1) Men's (3 stalls, 2 urinals, 35 lockers)

One (1) Women's (1 stall)

HVAC - Four (4) Reznor gas heater

Building Construction:

Engineered steel and block

Floors - concrete

Walls - block and steel

Power:

277-480 Volt, 120-208 Volt, 3 Phase

Water:

Public

Sewer:

Public

Gas:

Public

Municipality:

Warrington Township

Tax ID:

50-031-028-004

Taxes (2023):

\$80,998 (portion of)

Tax Assessment:

\$464,360

Zoning:

PI1 - Planned Industrial

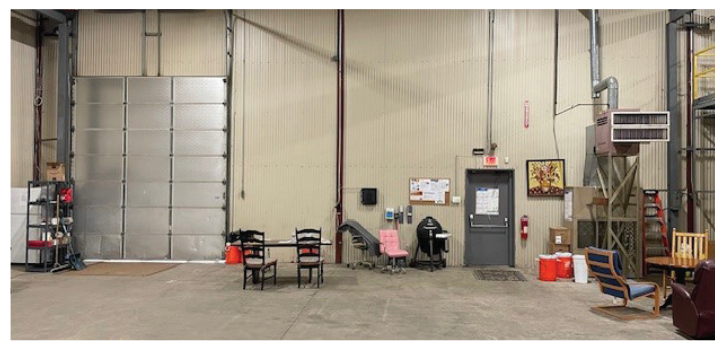
Taxes, Insurance, CAM (2025):

TBD

Industrial Space:

\$10.75 NNN





Building 5 - 22,500± SF







DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2024	3,252	61,313	168,352
Households 2024	1,359	22,665	64,921
Average Income 2024	\$148,362	\$145,579	\$154,106
Daily Traffic Counts	County Line Road 14,131± Easton Rd/Route 611 35,969±		

Zoning - Planned Industrial I

Permitted Uses

Manufacturing

Warehouse

Laboratories, Research and Testing

Wholesale

Food Processing

Professional or Business Office

Entertainment or Recreational Facility

Recreation Facility/Community Center

Amusement Devices or Games

Theater

Miniature Golf Batting Cage

Mini Self Storage Warehouses

Accessory Commercial Uses

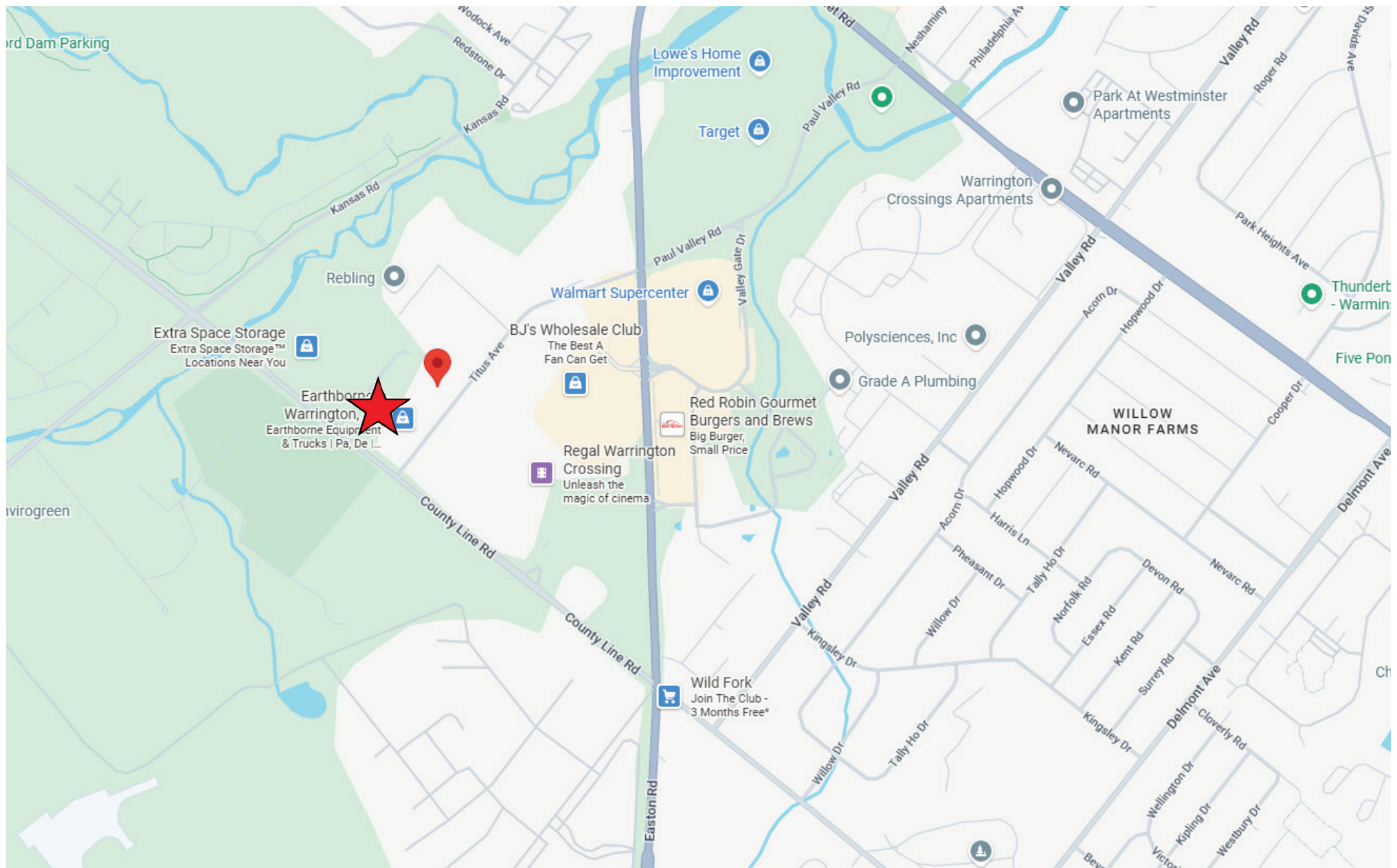
Conditional Uses

Distribution Truck Terminal or Transfer Station

Temporary Outdoor Display of Goods

Accessory Commercial Uses



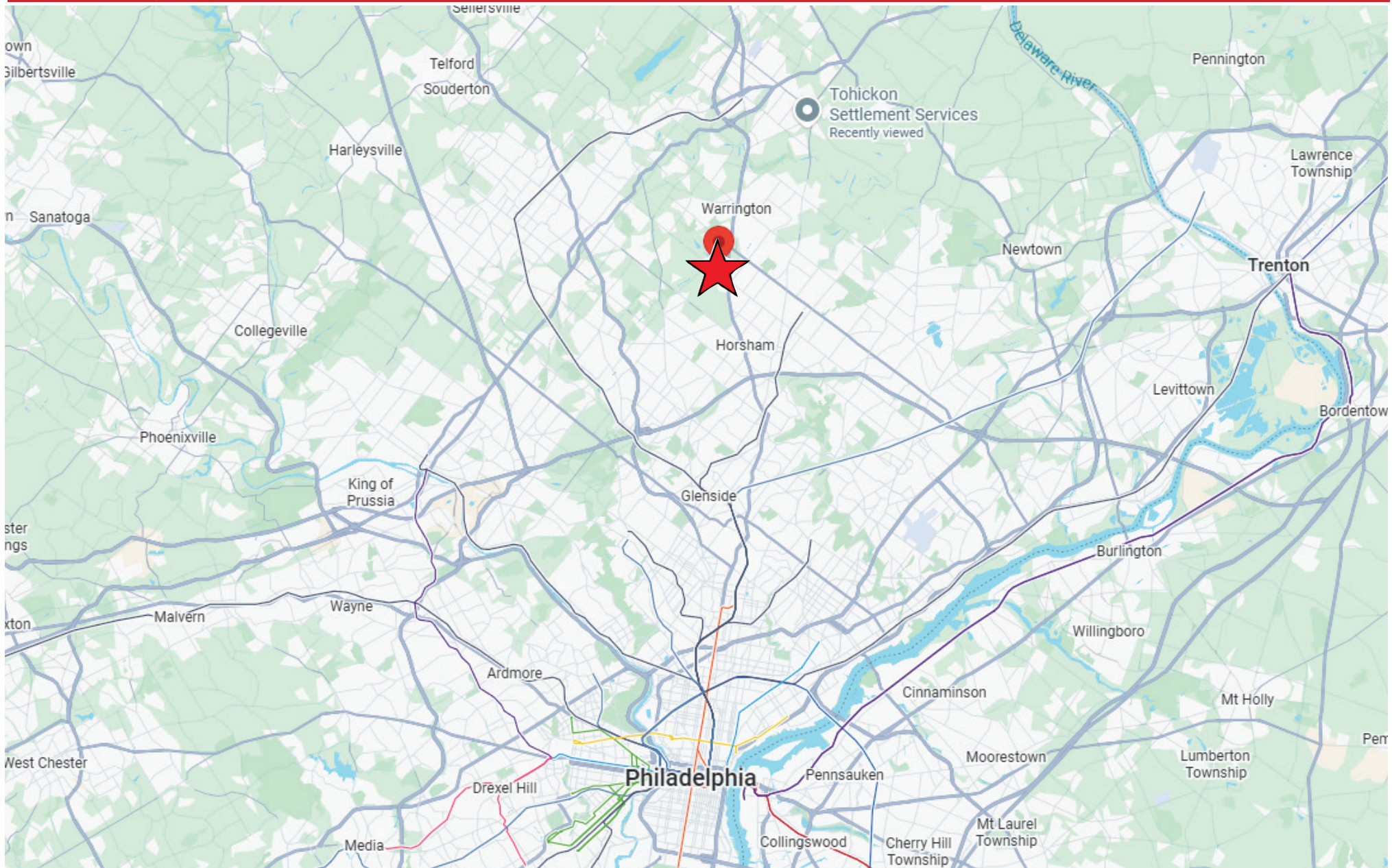


PENN'S GRANT REALTY

Corporation

INDUSTRIAL BUILDING

150 Titus Avenue, Warrington PA



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