

# FOR SALE

## 8.66± ACRES INDUSTRIAL LAND

*Lot 2 & 3 Mearns Road, Warwick, Bucks County, PA*

PENN'S GRANT REALTY  
Corporation  
COMMERCIAL INDUSTRIAL INVESTMENT  
[www.pgrealty.com](http://www.pgrealty.com)



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## PROPERTY SPECIFICATIONS

### Lot 2

Lot Size: ..... 4.387± Acres  
Tax Parcel: ..... 51-013-008-003  
Proposed Industrial Building Size: ..... 20,750 SF (subject to current Township building code)  
Proposed Parking Spots: ..... To Code  
Real Estate Taxes (2025): ..... \$4,047 (vacant lot)  
Real Estate Assessment: ..... \$22,360  
Sale Price: ..... \$749,000

### Lot 3

Lot Size: ..... 4.279± Acres  
Tax Parcel: ..... 51-013-008  
Proposed Industrial Building Size: ..... 32,000 SF (subject to current Township building code)  
Proposed Parking Spots: ..... To Code  
Real Estate Taxes (2025): ..... \$3,251 (vacant lot)  
Real Estate Assessment: ..... \$17,960  
Sale Price: ..... \$980,000

Water: ..... Public water available  
Sewer: ..... Private (sand mound is required)  
Electric: ..... PECO Electric & Gas at Site  
Municipality: ..... Warwick Township  
Zoning: ..... LI - Limited Industrial District



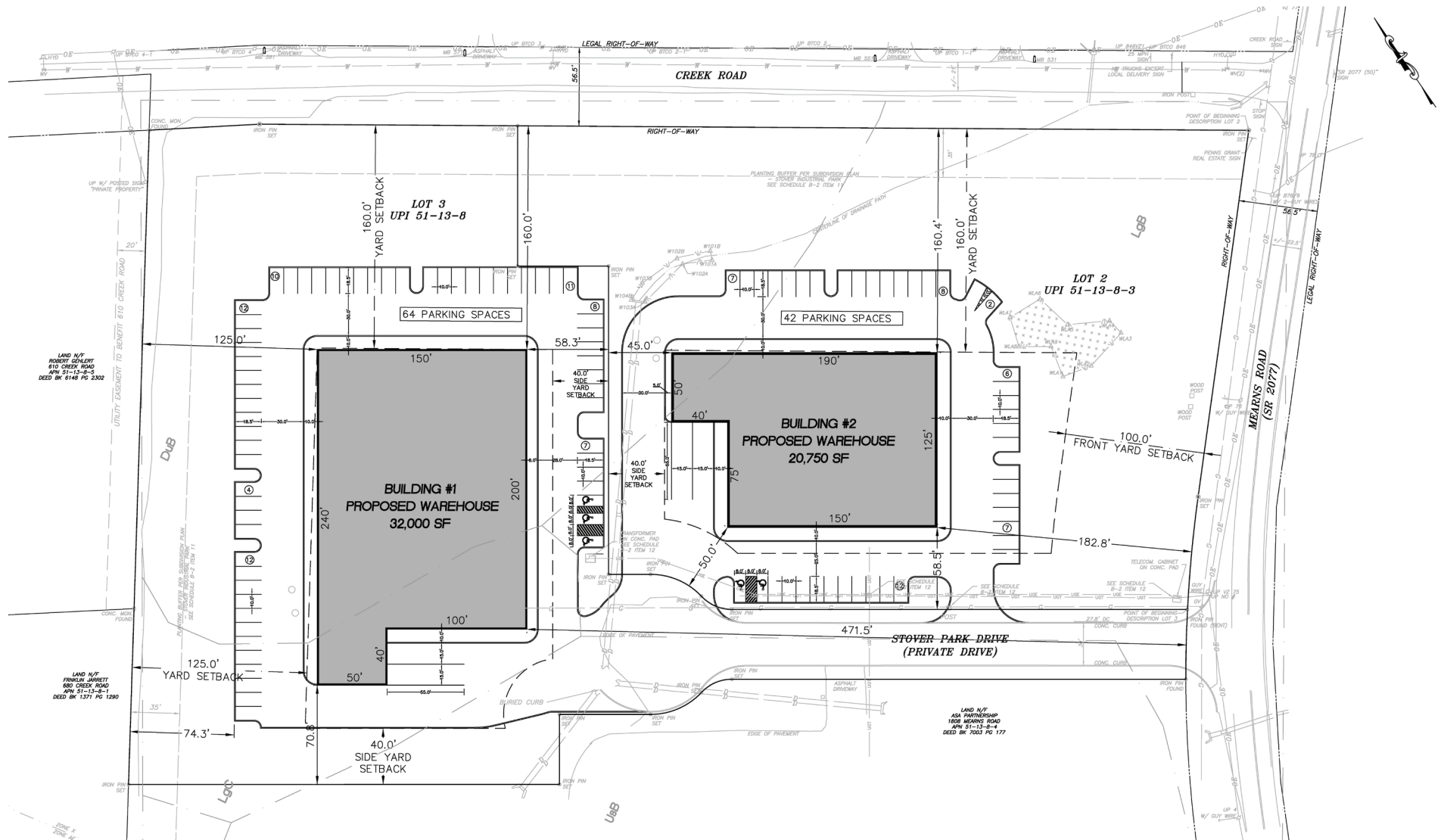
## PROPERTY HIGHLIGHTS

- Located In Stover Industrial Park
- Limited Industrial Zoning - Large Selection of Permitted Uses

### Great Central Location:

- Easy Access to York Road (Route 263)
- 15 Minutes to PA Turnpike I-276
- 20 Minutes to I-95
- 1/2 Hour to New Jersey /Pennsylvania Border
- Less Than One Hour to Philadelphia
- Less Than Two Hours to New York City

# Lot 2 & 3 Mearns Road, Warwick, Bucks County, PA



Proposed Concept Plan

# Lot 2 & 3 Mearns Road, Warwick, Bucks County, PA



| ZONING TABLE - Warwick Township                                                 |                   |              |              |                   |
|---------------------------------------------------------------------------------|-------------------|--------------|--------------|-------------------|
| Zone: LI - Limited Industrial District                                          |                   |              |              |                   |
| ITEM                                                                            | PERMITTED         | 51-13-8      | 51-13-3      | ORDINANCE SECTION |
| Land Use:                                                                       | H3 Warehouse      | H3 Warehouse | H3 Warehouse | §195-56.A         |
| Requirements for LI District                                                    |                   |              |              |                   |
| Lot Area                                                                        | 3.0 Acre          | 3.986 Acres  | 3.545 Acres  | §195-57.B         |
| Min. Lot Width                                                                  | 200 FT            | 370.4 FT     | 345.9 FT     | §195-57.B         |
| Max. Building Coverage                                                          | 25%               | 18.4%        | 21.4%        | §195-57.B         |
| Max. Impervious Surface                                                         | 55%               | 54.3%        | 51.0%        | §195-57.B         |
| Min. Front Yard Setback                                                         | 100 FT            | 471.5 FT     | 160.4 FT     | §195-57.B         |
| Min. Side Yard Setback                                                          | 40 FT             | 58.3 FT      | 45.0 FT      | §195-57.B         |
| Min. Rear Yard Setback                                                          | 50 FT             | 125.0 FT     | N/A          | §195-57.B         |
| Max. Building Height                                                            | 35 FT             | 35 FT        | 35 FT        | §195-57.A         |
| Min. Industrial Building Side Yard Setback to Existing Res. Use of District     | 200 FT            | 217.5 FT     | 217.9 FT     | §195-57.C         |
| Min. Industrial Building Rear Yard Setback to Existing Res. Use of District     | 125 FT            | 125.0 FT     | N/A          | §195-57.D         |
| Min. Industrial Parking Area Rear Yard Setback to Existing Res. Use of District | 50 FT             | 74.3 FT      | N/A          | §195-57.D         |
| Min. Parking                                                                    | See Parking Table |              |              |                   |
| (V) Variance Required                                                           |                   |              |              |                   |

| PARKING TABLE BUILDING #1 |                                                                                                                   |                    |                 |  |
|---------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|--|
| Use                       |                                                                                                                   | Floor Area (SF)    | Required Spaces |  |
| H3 Warehousing            | 1 Off-street Parking Space Per 500 SF of Total Floor Area, plus 1 per each Company Vehicle Normally Stored Onsite | 32,000             | 64              |  |
|                           |                                                                                                                   | 0 Company Vehicles | 0               |  |
| Total Parking Required    |                                                                                                                   |                    | 64              |  |
| Total Parking Provided    |                                                                                                                   |                    |                 |  |

| PARKING TABLE BUILDING #2 |                                                                                                                   |                    |                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|
| Use                       |                                                                                                                   | Floor Area (SF)    | Required Spaces |
| H3 Warehousing            | 1 Off-street Parking Space Per 500 SF of Total Floor Area, plus 1 per each Company Vehicle Normally Stored Onsite | 20,750             | 42              |
|                           |                                                                                                                   | 0 Company Vehicles | 0               |
| Total Parking Required    |                                                                                                                   |                    | 42              |
| Total Parking Provided    |                                                                                                                   |                    |                 |

| SOIL TYPES |                                                   |              |                        |                            |     |
|------------|---------------------------------------------------|--------------|------------------------|----------------------------|-----|
| SYM        | NAME                                              | Hydric (Y/N) | Depth to Bedrock (in.) | Depth to Water Table (in.) | HSG |
| UsB        | Urban land-Lawrenceville Complex 8 Percent Slopes | N            | 48-99                  | 18-36                      | C   |
| LgC        | Lansdale loam, 8 to 15 Percent Slopes             | N            | 42-60                  | >80                        | B   |
| LgB        | Lansdale Loam, 3 to 8 Percent Slopes              | N            | 42-60                  | >80                        | B   |
| DuB        | Duncannon Silt Loam, 3 to 8 Percent Slopes        | N            | 60-99                  | >80                        | B   |

Note: Buyers of Lots 2 and 3 will have to enter into a partnership maintenance agreement with owner of Lot 1 for maintaining private driveway and retention basin until all construction is complete and then Warwick Township should dedicate the roadway.

## ZONING - LI - Limited Industrial District

### Permitted Uses:

- General Farming
- Commercial Forestry
- Kennel - Commercial
- Hospital
- Continuing Care Facility/ Assisted Living
- Skilled-Care/Nursing Home
- Municipal Use
- Recreational Facility
- Emergency Services
- Medical Office
- Veterinary Office
- Office
- Adult Day Care
- Repair Shop
- Indoor Athletic Club
- Outdoor Entertainment
- Vehicular Sales
- Vehicular Repair
- Vehicular Accessories
- Heavy Equipment/Farm Equipment Sales
- Nonresidential Conversion
- Consumer Fireworks Facility
- Manufacturing
- Research
- Wholesale/Storage/ Warehousing
- Printing
- Contracting
- Truck Terminal
- Crafts
- Lumber Yard
- Mill
- Industrial Park
- Flex Space
- Outside Storage or Display
- Temporary Community Event
- Commercial Accessory Office
- Accessory Retail
- Trash Transfer Station
- Recovery of Subsurface Gas and Oil Deposits
- Wind Energy Conversion System
- Billboard
- Service Station/Car-Washing Facility
- Mini-warehouse
- Fuel Storage/Distribution
- Auto Salvage Recycling Center
- Temporary Use Structure
- Accessory Heliport
- Tower/Masts, etc.
- Outdoor Furnace

### Permitted By Special Exception:

- Family Day-Care
- Utility/Public Services
- Airport/Heliport
- Large-Scale Solar Energy System
- Commercial School
- Day-Care Center
- Adult Commercial
- Motel/Hotel

### Permitted by Conditional Use:

- Terminal
- Business Park
- Extractive Operations
- Resource Recovery Facility
- Solid Waste Landfill

## COMMUNITY SUMMARY

1816 Mearns Rd, Warminster, Pennsylvania, 18974  
Ring of 5 miles

|                  |                   |                 |                 |            |                  |                   |                  |         |           |         |
|------------------|-------------------|-----------------|-----------------|------------|------------------|-------------------|------------------|---------|-----------|---------|
| 137,055          | 0.02%             | 2.58            | 38.3            | 44.8       | \$110,491        | \$480,012         | \$594,746        | 19.1%   | 57.5%     | 23.5%   |
| Population Total | Population Growth | Average HH Size | Diversity Index | Median Age | Median HH Income | Median Home Value | Median Net Worth | Age <18 | Age 18-64 | Age 65+ |



12.7%  
Services

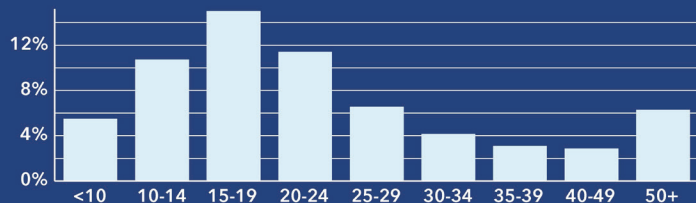


15.6%  
Blue Collar

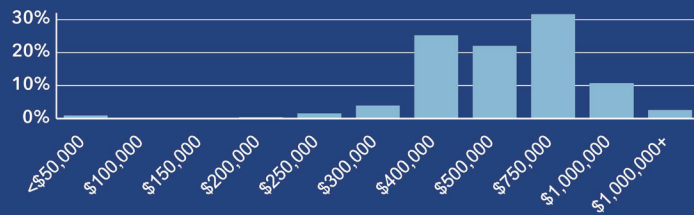


71.7%  
White Collar

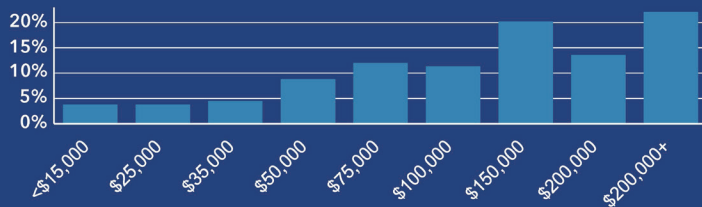
Mortgage as Percent of Salary



Home Value



Household Income

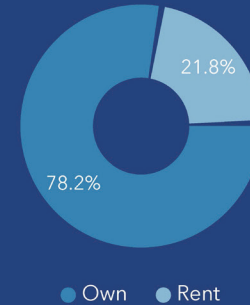


Age Profile: 5 Year Increments

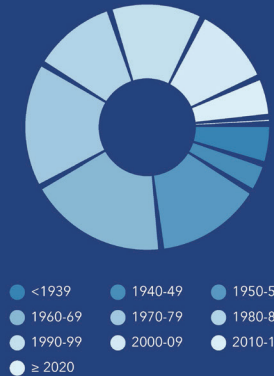


Dots show comparison to Bucks County

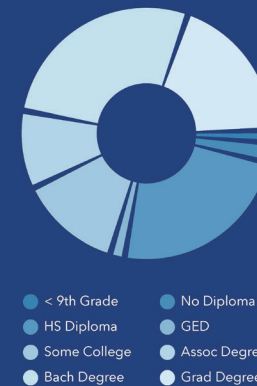
Home Ownership



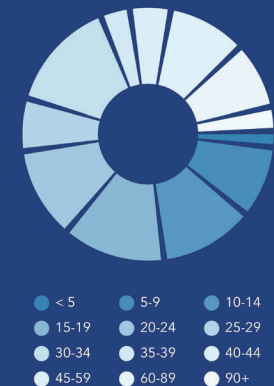
Housing: Year Built



Educational Attainment



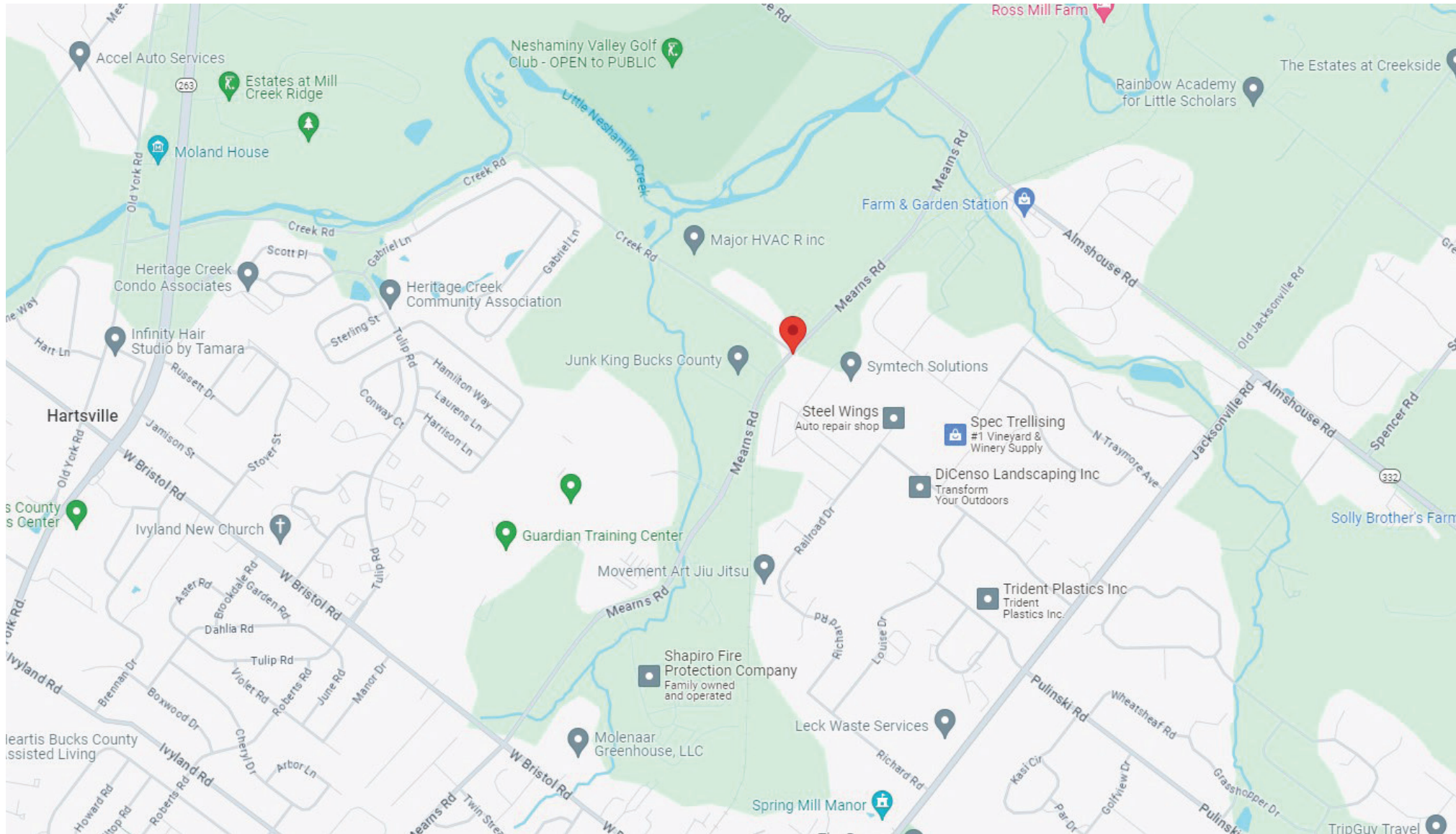
Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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