



**315 WEST STREET ROAD**  
**WARMINSTER, BUCKS COUNTY, PA 18938**  
**TAX PARCEL #S: 49-020-042; 49-020-032**

**LOT SIZE:** 5.55 acres

**DESCRIPTION:** One-story, modern, warehouse/manufacturing facility.

**SIZE OF BUILDING:** Approx. 81,230 sq. ft. (*currently demised into two sections*)

**Section A (Low-Bay):** Approx. 41,120 sq. ft.

Plant/Warehouse: Approx. 20,825 sq. ft.

Offices: Approx. 20,295 sq. ft.

**Section B (High-Bay):** Approx. 40,110 sq. ft.

Plant/Warehouse: Approx. 35,985 sq. ft.

Offices: Approx. 4,125 sq. ft.

First Floor: Approx. 2,195 sq. ft.

Second Floor: Approx. 1,950 sq. ft.

**PARKING:** Approx. one hundred twenty (120) automobiles plus handicap; expandable.

**AGE OF BUILDING:** **Section A:** Built 1960-1965.

**Section B:** Built 1972.

**CONSTRUCTION:** **Walls:** **Section A:** Painted stucco over 8" concrete block. **Section B:** Combination 4" brick over 8" concrete block and 8" painted concrete block.

**Floors:** Assumed but not verified to be 6" reinforced concrete with 6x6 10/10 wire mesh.

**Roof:** **Section A:** 2001 Company 45 Mil EPDM *Wind-Vented*<sup>TM</sup> System; installed July 2007 with a 15-year warranty for labor and material. **Section B:** Carlisle .0100 MIL EPDM membrane; installed July 2017 with a 15-year warranty for labor and material.

**CEILING HEIGHT:** **Section A:** 12'9" sloping to 12'0" to underside of bar joist.

**Section B:** 21'6" to underside of bar joist.



- LOADING:** **Tailgate:** Eight (8) docks. **Section A:** Two (2) docks—one (1) 8' x 9' insulated steel sectional door with leveler, dock light, dock seal, bumpers, and vision panel and one (1) 7' x 8' insulated steel sectional door with bumpers and vision panel. **Section B:** Six (6) docks—two (2) 8' x 10' insulated steel sectional doors with levelers and air shields, two (2) 8' x 9' steel roll-up doors with bumpers, one (1) 8' x 9' insulated steel sectional door with vision panel and bumpers, one (1) 8' x 8' insulated steel sectional door vision panel and bumpers.
- Drive-In:** **Section A:** One (1) 12' x 11' electrically operated steel sectional door.
- COLUMN SPACING:** **Section A:** 36'0" x 20'0"  
**Section B:** 38'6" x 34'0"
- SPRINKLER SYSTEM:** 100% wet system supplied by an 8" main; three (3) riser control valves serviced by two (2) 8" lines and one (1) 4" line with back-up 500 GPM electric fire pump. System is monitored by A&S Sprinkler Company.
- HVAC:** **Section A: Plant/Warehouse:** 100% air conditioned. Heated throughout via natural gas fired ceiling suspended blower units. Circulating fans throughout. **Office:** Partially heated by a Weil-McLain oil-fired boiler; the balance is air conditioned and heated by rooftop mounted package units.
- Section B: Plant/Warehouse:** Heated throughout via natural gas fired ceiling suspended blower units. Circulating fans and exhaust fans throughout. **Office:** Heated and cooled by natural gas fired rooftop mounted package units.
- INTERIOR LIGHTING:** 4000K, 110W LED fixtures with night lighting and emergency lighting.
- EXTERIOR LIGHTING:** Wall-mounted fixtures and five (5) pole-mounted fixtures.
- ELECTRIC:** 800 amps; service provided by PECO Energy.
- OFFICE AREA:** **Section A:** Approx. 20,295 sq. ft. divided into private offices, production space, and breakroom having sink, stove, refrigerator, wall/base cabinets.
- Section B:** Approx. 4,125 sq. ft. **First Floor:** Approx. 2,195 sq. ft. divided into open bullpen, private office, and kitchen having sink, stove, refrigerator, and wall/base cabinets. **Second Floor:** Approx. 1,950 sq. ft.; finished to specifications.
- TOILET FACILITIES:** **Section A: Plant/Warehouse:** One (1) men's room having two (2) water closets, two (2) urinals, two (2) lavatories, stall shower, and locker area. One (1) ladies' room having two (2) water closets, two (2) lavatories, stall shower, and locker area. **Office:** Two (2) men's room each having one (1) water closet, one (1) urinal, and one (1) lavatory. Two (2) ladies' room each having one (1) water closet and one (1) lavatory. One (1) unisex facility having one (1) water closet and one (1) lavatory.
- Section B: Office: First Floor:** One (1) unisex facility having one (1) water closet and one (1) lavatory. **Private Office:** One (1) water closet, one (1) lavatory, shower, and bath. **Second Floor:** One (1) unisex facility having one (1) water closet and one (1) lavatory.



- WATER:** 2" line connected to a 10" main and an 8" sprinkler line; service provided by Warminster Municipal Authority.
- SEWER:** 6" lateral connected to an 8" main; service provided by Warminster Municipal Authority.
- GAS:** 2" service; provided by PECO Energy.
- ASSESSMENT:** \$257,950 (2020)
- TAXES:**
- |                 |                       |
|-----------------|-----------------------|
| County: .....   | \$ 6,565 (2020)       |
| Township: ..... | \$ 5,198 (2020)       |
| School: .....   | \$ 37,922 (2020)      |
| TOTAL: .....    | \$ 49,685 (\$0.61/SF) |
- ZONING:** I-Industrial
- LOCATION:** Strategically situated on Street Road, the property offers convenient access to Exit 352 (Bensalem/Street Rd Interchange) and Exit 343 (Willow Grove/PA 611 Interchange) of the Pennsylvania Turnpike, Route 1, Route 611, Route 263, Route 309, Interstate 95, and the bridges to New Jersey. The property is just thirty-five (35) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.
- 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.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Bus 22 offers service from Warminster and Willow Grove to the Olney Transportation Center stopping at Street Road and Madison Avenue, which is a short walk to the property. The Warminster Line of SEPTA Regional Rail offers service from Warminster to Center City, Philadelphia stopping at the Warminster Station, which is within walking distance of the property.
- MISCELLANEOUS:**
- Section A:**
- Shipping office
- Section B:**
- Compressed air piping throughout.
  - Shipping office situated adjacent to the loading docks.
  - 2,000-lb in-floor Fairbanks scale.

**SITE PLAN:**

