



INDUSTRIAL PROPERTY FOR LEASE

5,686 SF

48B Vincent Circle

Warminster, PA 18974



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

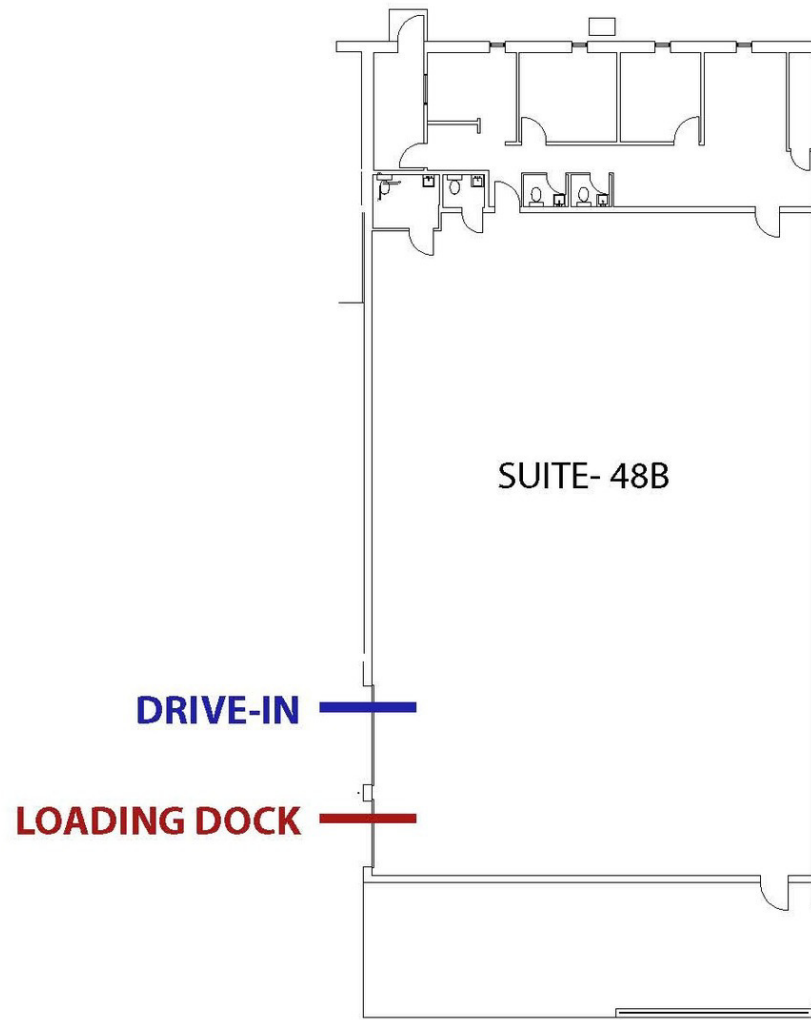
- 5,686 SF Available for Lease
- 16' Clear Height
- One (1) Loading-Dock (10'H x 8'W)
- One (1) Drive-In (14'H x 12'W)
- Three (3) Private Offices and Two (2) Restrooms
- Gas-Fired Reznor Units
- 3 Phase 120/208V 400 Amp Power
- Public Water and Sewer
- Natural Gas
- Zoned I-2 (Northampton Township)



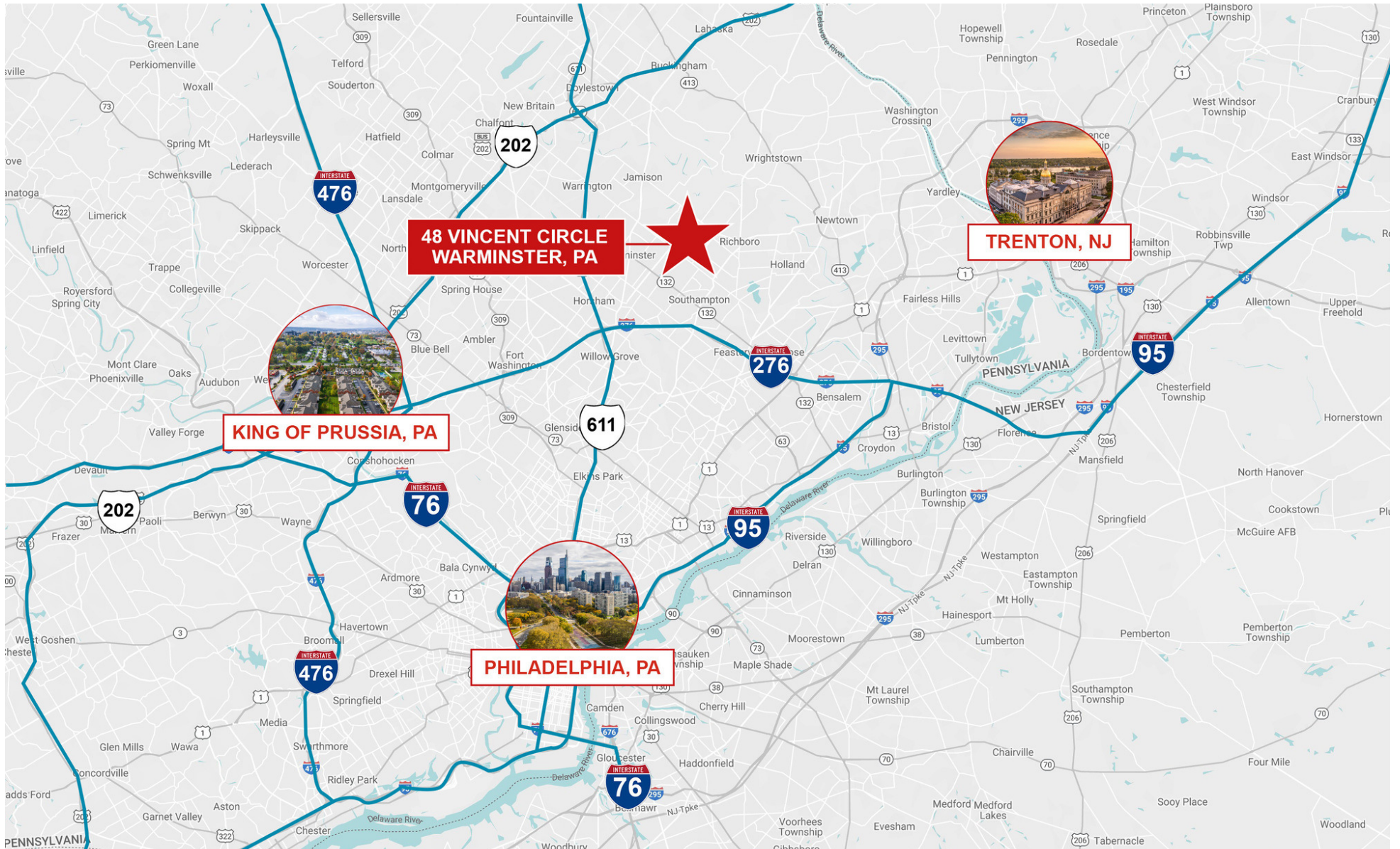
ADDITIONAL PHOTOS



FLOOR PLANS



LOCATION MAP

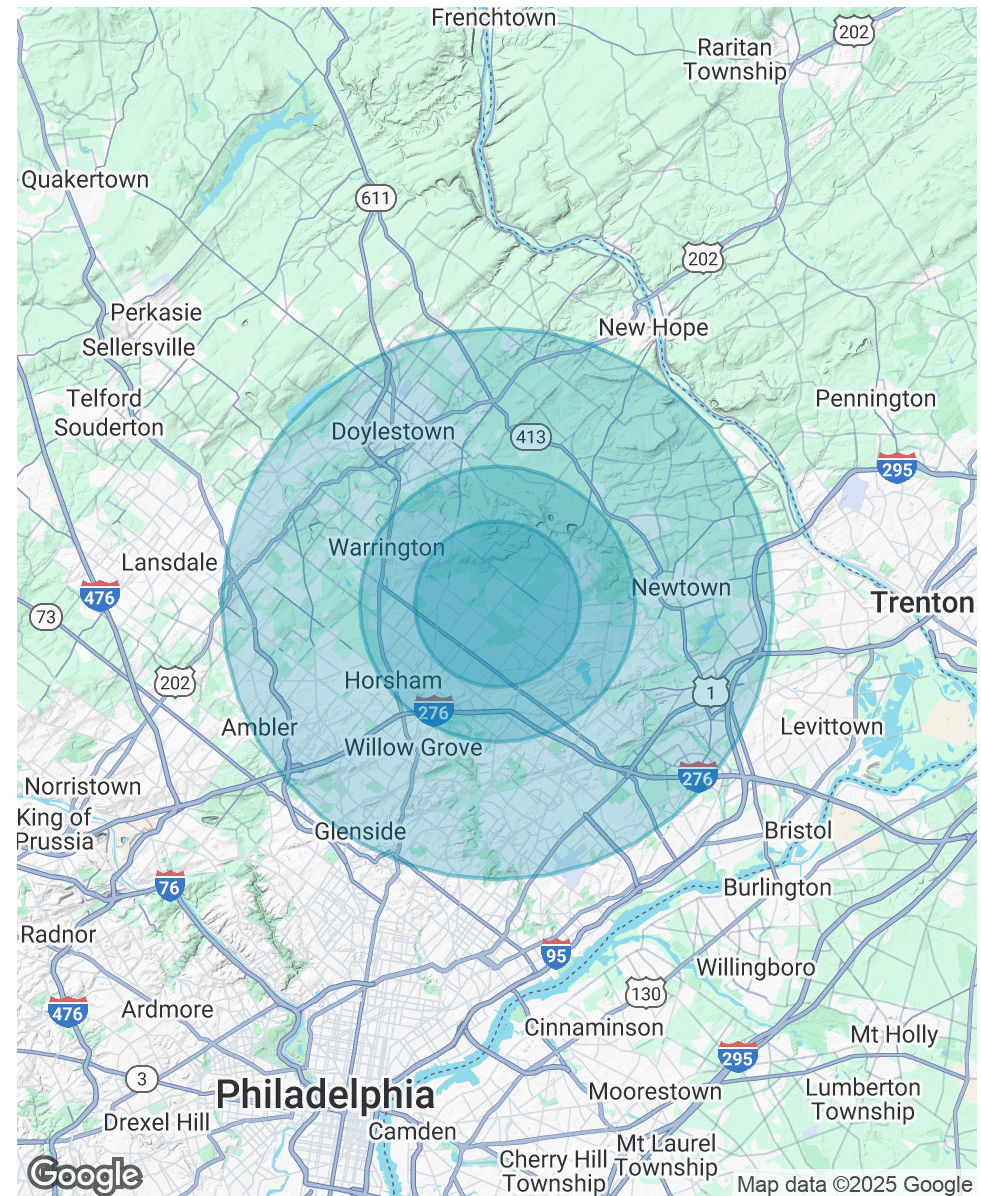


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	53,759	144,957	573,992
Average Age	46	44	44
Average Age (Male)	44	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,723	54,521	216,888
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$144,767	\$149,290	\$149,039
Average House Value	\$490,773	\$502,972	\$501,662

Demographics data derived from AlphaMap



PRIMARY CONTACTS



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