



INDUSTRIAL PROPERTY FOR LEASE

24,400 SF on 3.72 AC

1537 Campus Drive

Warminster, PA 18974



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

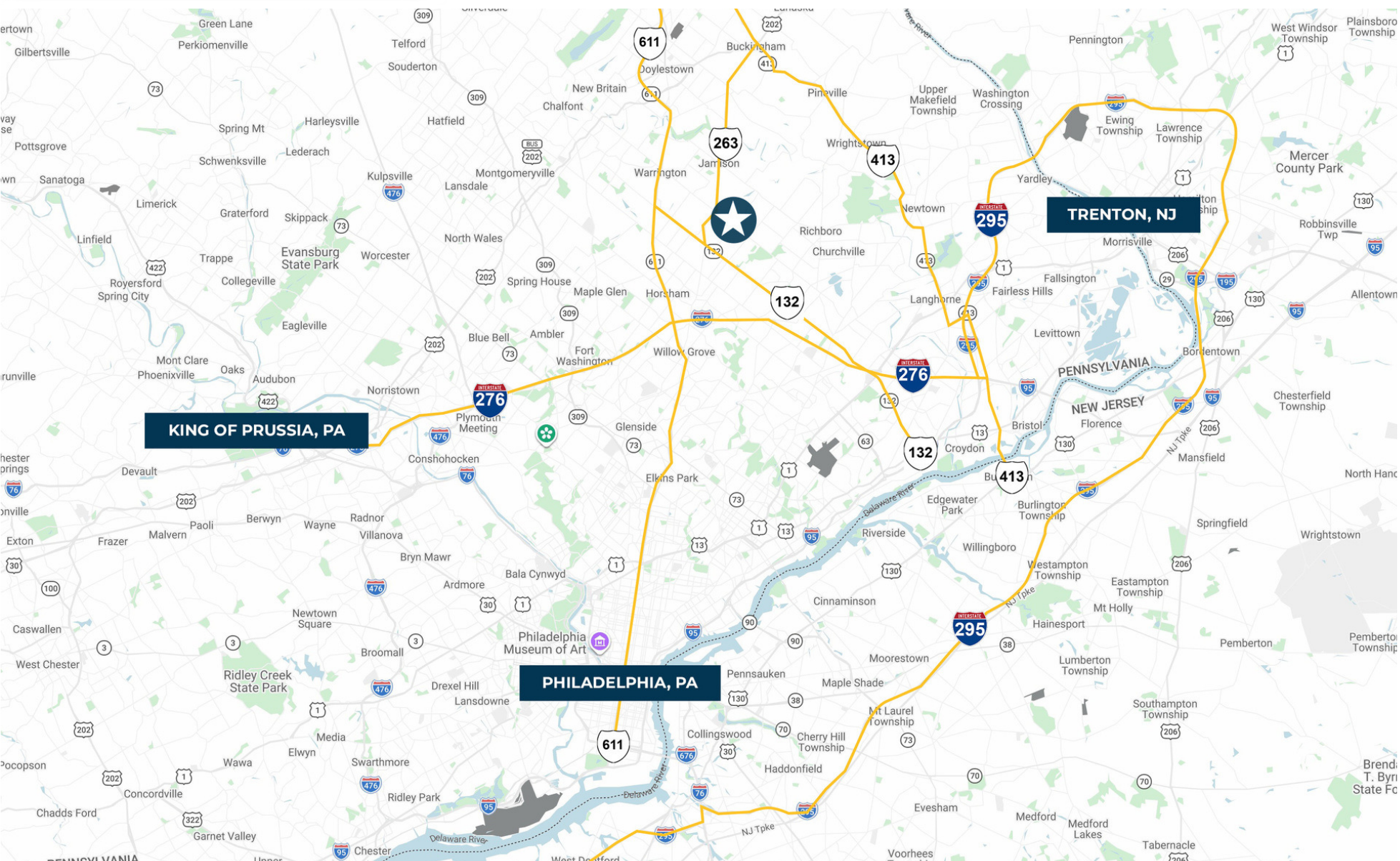
- **Lot Size (AC):** 3.72 AC
- **Space (SF):** 24,400 SF
- **Zoning:** Limited Industrial (Warwick Township)
- **Clear:** 24' Ceiling Height
- **Doors:**
Six (6) 12' x 12' Drive-In Doors
Two (2) 12' x 14' Drive-In Doors
- **Year Built:** 2009
- **Water & Sewer:** Public
- **Estimated 2026 Taxes:** \$31,332.64
- **Location:** Strategically located in Warwick Township, Bucks County, approximately 1.25 miles from Street Road in Warminster. The property offers convenient regional access and is approximately 15 miles north of the Willow Grove interchange of the Pennsylvania Turnpike (I-276).



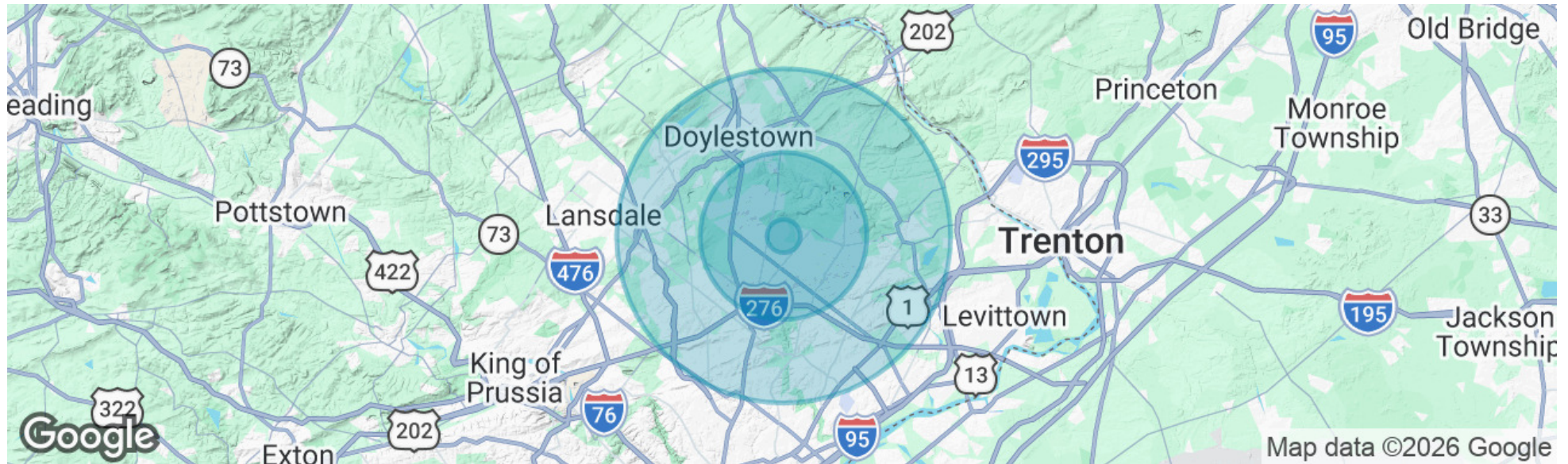
INTERIOR PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,348	148,763	592,608
Average Age	46.6	44.0	44.8
Average Age (Male)	45.2	43.3	43.4
Average Age (Female)	48.0	45.0	45.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,601	56,281	225,880
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$133,046	\$144,730	\$151,768
Average House Value	\$430,627	\$504,323	\$494,962

2023 American Community Survey (ACS)



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