



INDUSTRIAL PROPERTY FOR LEASE

29,300 SF on 3.11 AC

1001 Pulinski Road

Warminster, PA 18974



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Building Size:** 29,300 SF
- **Unit Size:** 14,000 SF
- **Zoning:** L-1 Planned Industrial (Northampton Township)
- **Lot Size (AC):** 3.11
- **Clear:** 20' Clear Height
- **Doors:**
 - One (1) Drive-In
 - One (1) Loading Dock
- **Offices:** Four (4)
- **Utilities:** Public
- **Estimated 2026 Taxes:** \$36,244
- **Sprinkler System:** Wet (Added in 2017)
- **Location:** This property is situated in the Jacksonville Industrial Park in Warminster, PA. The site provides quick access to I-276, which serves as a major artery in Southeastern Pennsylvania.



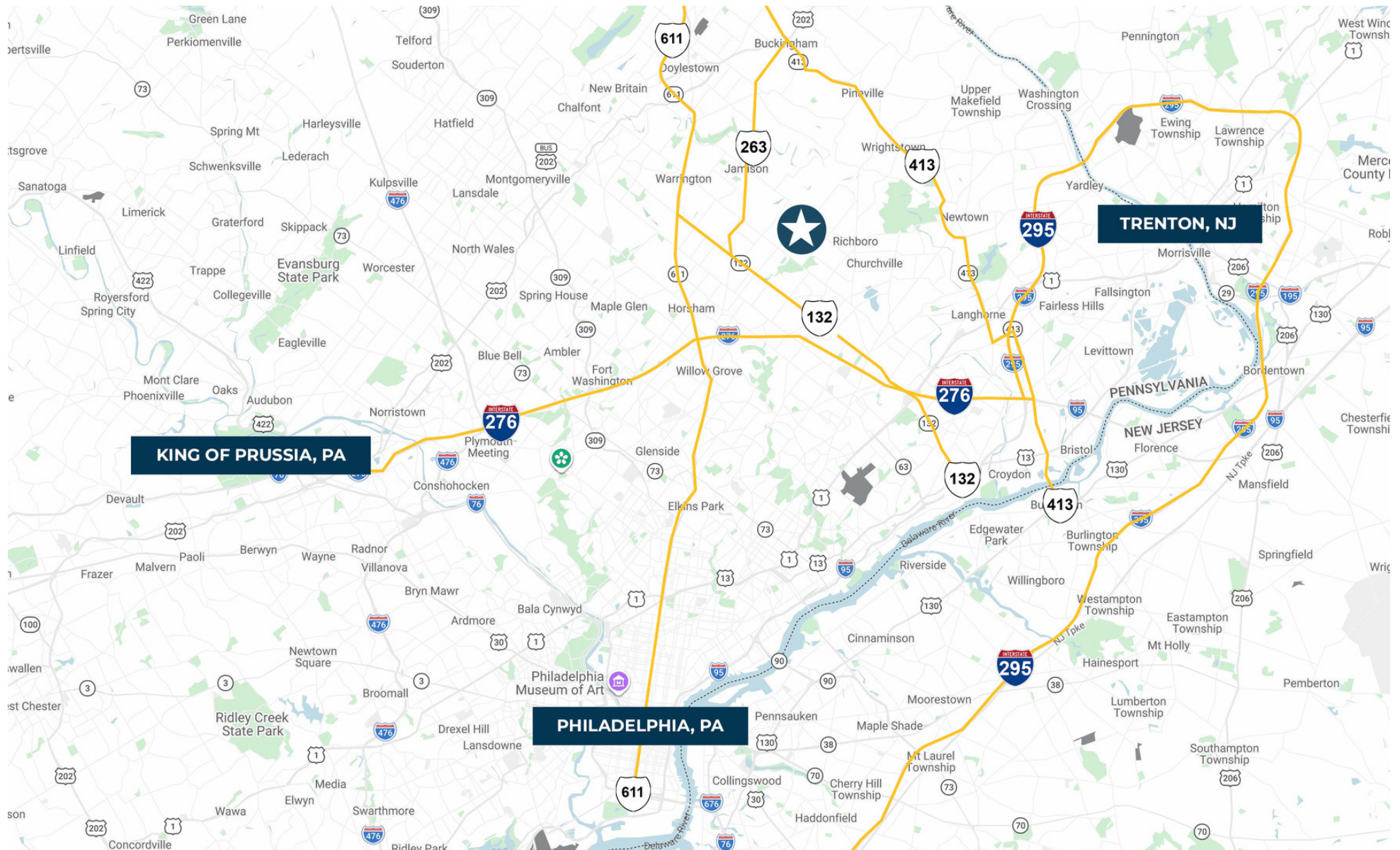
ADDITIONAL PHOTOS



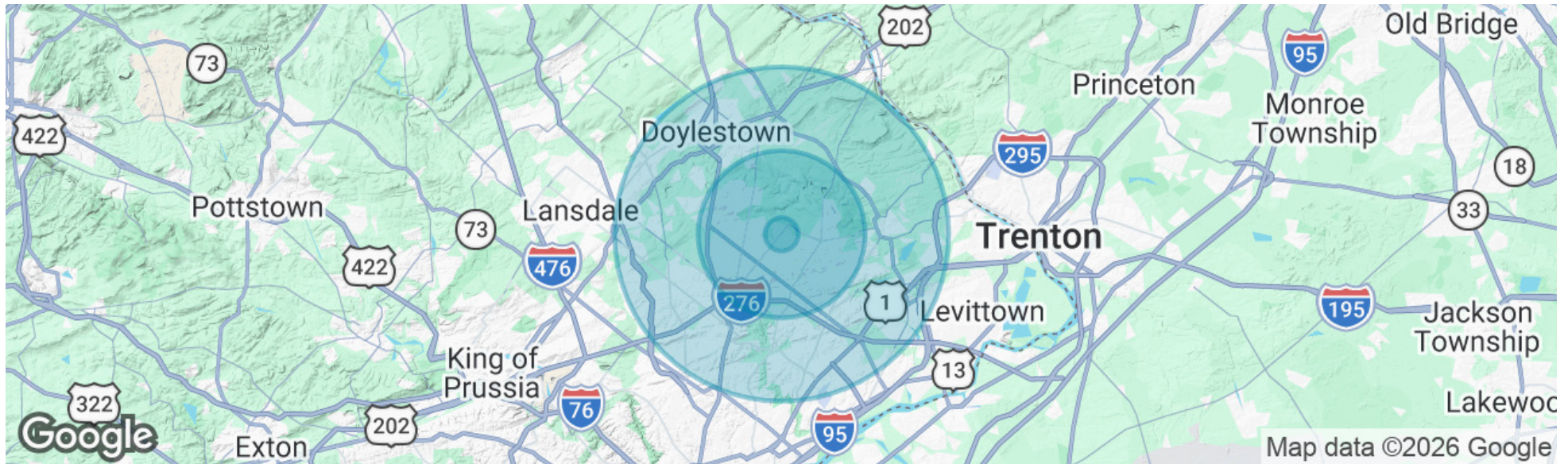
INTERIOR PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,974	146,000	614,542
Average Age	50.4	44.8	44.6
Average Age (Male)	49.7	44.4	43.3
Average Age (Female)	56.0	45.5	45.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,075	55,287	235,359
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$194,487	\$145,918	\$148,725
Average House Value	\$741,334	\$505,668	\$486,999

2023 American Community Survey (ACS)



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