



401 CAMARS DRIVE WARWICK, PA

FOR SALE | ASKING PRICE: \$474,000
FLEX | INDUSTRIAL | OWNER-USER OPPORTUNITY



±2,150 SF Flex Condominium

EXCELLENT FLEX CONDOMINIUM UNIT

Rare opportunity to acquire a well-maintained flex condominium in one of Bucks County's premier business parks. This ±2,150 SF unit offers an ideal combination of office and warehouse functionality, making it perfect for contractors, service businesses, light manufacturing, storage, distribution, and a variety of commercial users. With 18-foot ceilings, an electronic garage door, upgraded lighting, and ample parking, this turnkey property is ready for immediate occupancy.

Property Highlights:

- Excellent owner-user opportunity
- 19' clear ceiling height
- Electronic garage door
- Open warehouse/work area
- Efficient office buildout
- Upgraded LED lighting
- ADA-compliant restroom
- Ample on-site parking
- Multiple commercial uses permitted
- Move-in ready condition
- Professionally maintained business park
- Ideal for office, warehouse, flex, storage, contractor, and service users

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



Joe Sternberg
P: 215-285-2224
O: 215-395-6277



Landon Synnstedt
P: 267-222-2409
O: 215-395-6277



Additional Property Highlights

- Warehouse / Flex Area
- 18-foot ceiling height
- Electronic overhead garage door
- Open-span work area
- Flexible layout
- Excellent storage capacity
- Office Area
- Professional office buildout
- Reception/workspace
- Upgraded lighting throughout
- ADA restroom
- Ready for immediate occupancy

IDEAL USES

- Flex Space
- Warehouse
- Storage
- Contractor Headquarters
- Light Manufacturing
- Distribution
- Professional Services
- E-Commerce
- Service Business
- Showroom / Office

LOCATION ADVANTAGES

- Located in Warwick, Bucks County
- Easy access to major regional highways
- Professional commercial business park setting
- Convenient access to surrounding Bucks and Montgomery Counties
- Strong owner-user market
- Excellent accessibility for employees and customers



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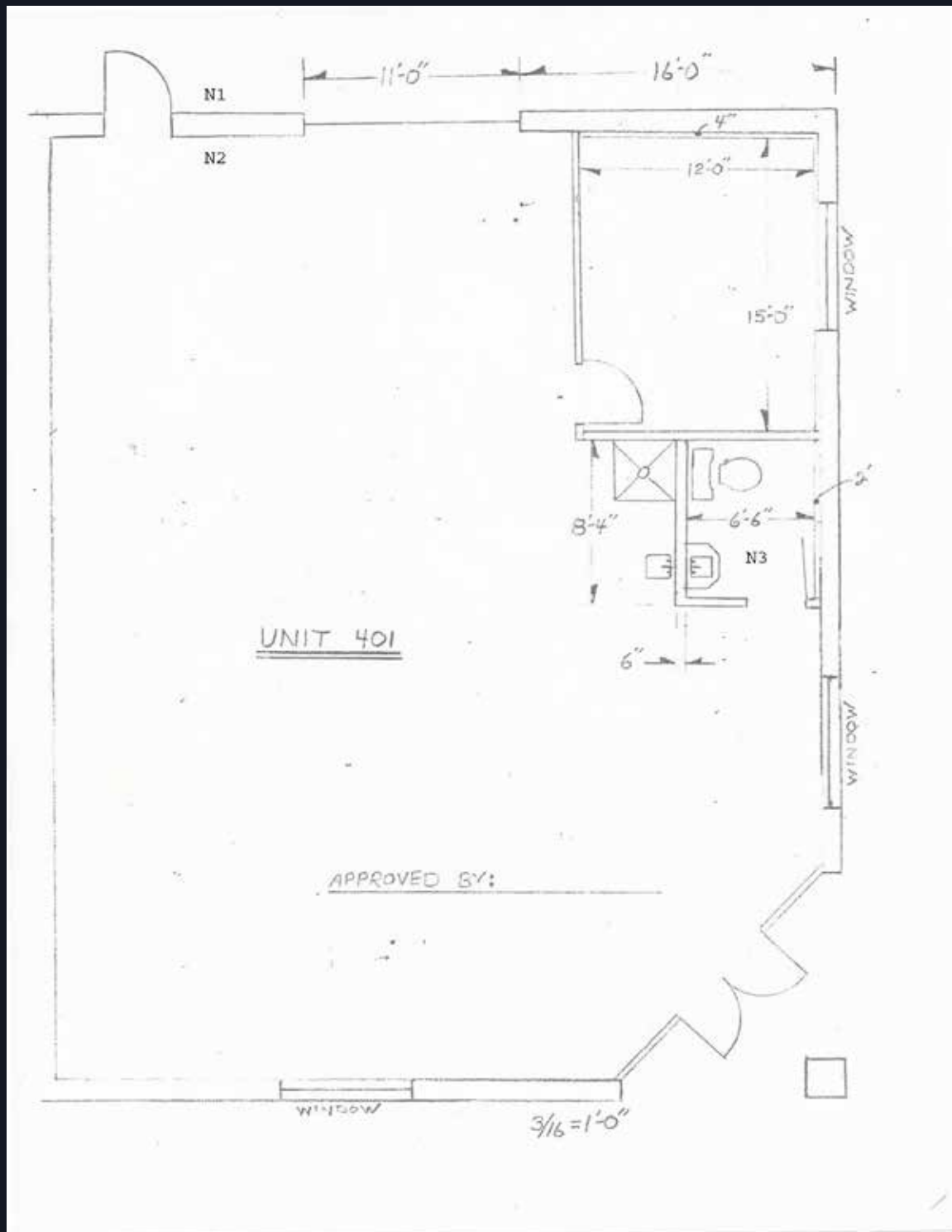
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FLOOR PLANS



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