

Available for Sale – Office



720 Johnsville Blvd, Building 10 Warminster, PA

PROPERTY SPECIFICATIONS

The Commons at Franklin Center is a planned office condominium development consisting of nine (9) existing buildings, with additional 65,000 square foot flex building planned and approved. The project has been designed to provide a Corporate Campus Setting with Landscaped Courtyards. The façade of each building has Field Stone and Dry-vit exteriors with Mansard roofs.

BUILDING SIZE	13,575 Square Feet
YEAR BUILT	2009
OFFICE	Fit out open plan office space
ROOF	EPDM
PARKING RATIO	Four (4) Spaces per 1,000 Square Feet
ELECTRIC	120/208 1,000 Amps Generator Pad and conduit in place
HVAC	Electric Heat Pumps – Eight – Five Ton Units Total 40 Tons
IT Platform	Verizon & Comcast Availability

GELCOR REALTY, INC.
550 Pinetown Road Ste. 475
Fort Washington, PA 19034

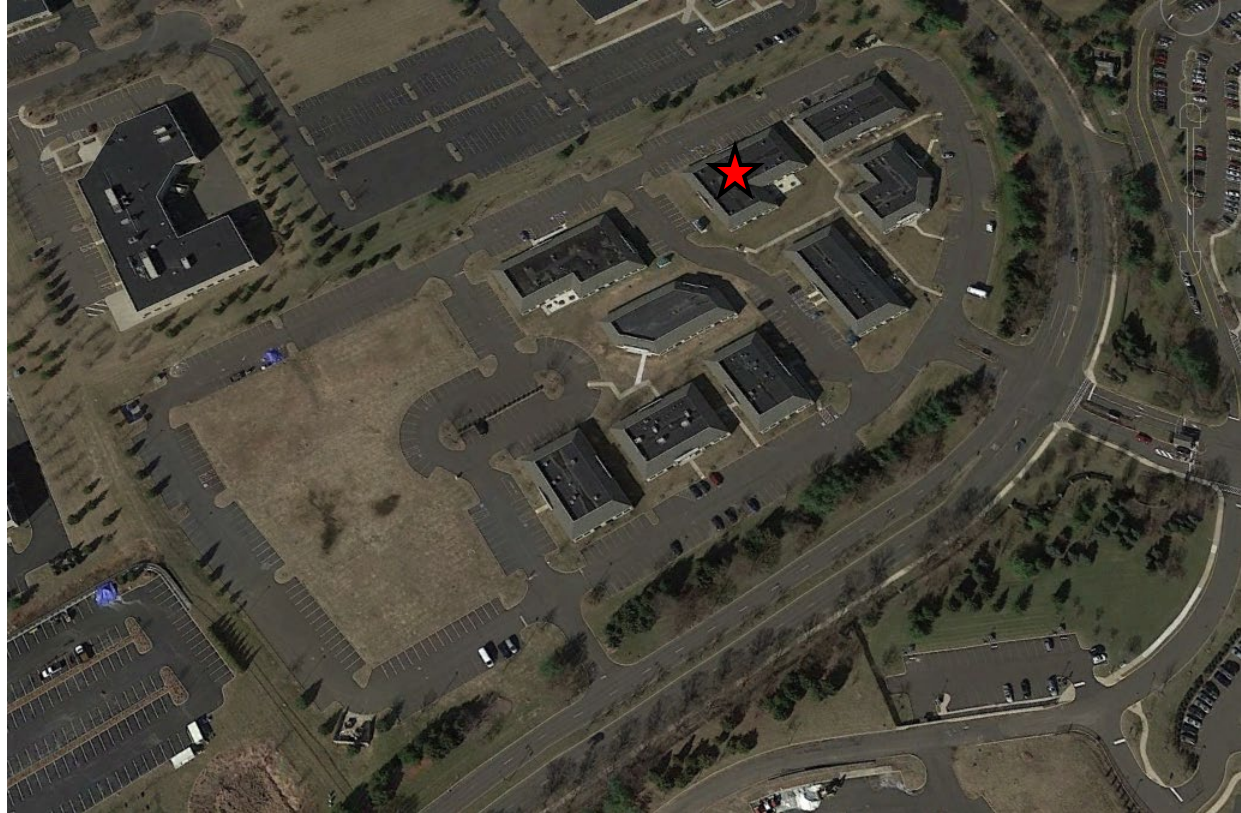
**FOR MORE INFORMATION
PLEASE CONTACT:**

Frank Gonser
fgonser@gelcor.com

215-588-7401

www.gelcor.com

Location



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LOCATION – Well located just off Street and Jacksonville Roads – minutes from Horsham/Willow Grove PA Turnpike Interchange

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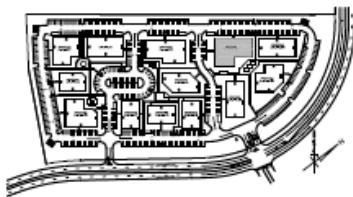
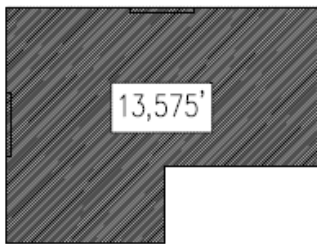
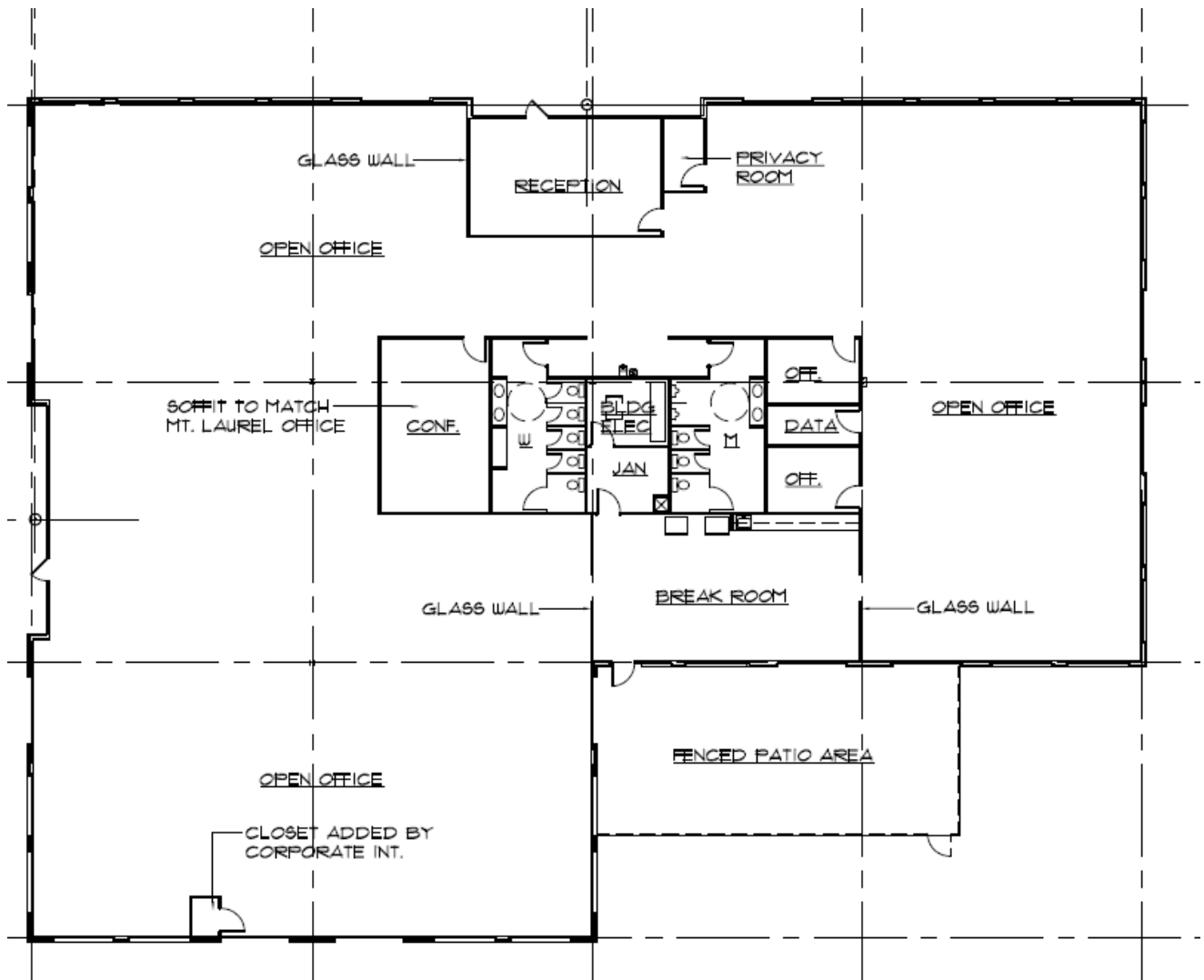
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THE BUILDINGS SHOULD USE THE SITE NORTH AND BUILDING NORTH FOR THEIR ORIENTATION

