



## INDUSTRIAL PROPERTY FOR LEASE

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**4,000 SF**

120-130 Industrial Drive  
Warminster, PA 18974



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- **Building Size:**  
24,000 SF
- **Zoning:**  
I-1 (Northampton Township)
- **Lot Size (AC):**  
2.20 Acres
- **Available Space:**  
4,000 - 8,000 SF for Lease
- **Clear:**  
14' 10" Clear Height
- **Doors:**  
Six (6) Drive-In Doors (12x12)  
Six (6) Loading Docks (8x8)
- **Water:**  
Well
- **Estimated 2026 Taxes:**  
\$25,495.36
- **Year Built:**  
1978
- **Location Description:**  
This property is situated within the Jacksonville Industrial Park in Warminster, PA. The site offers quick access to I-276, a major transportation artery serving Southeastern Pennsylvania.



# ADDITIONAL PHOTOS



# LOCATION MAP



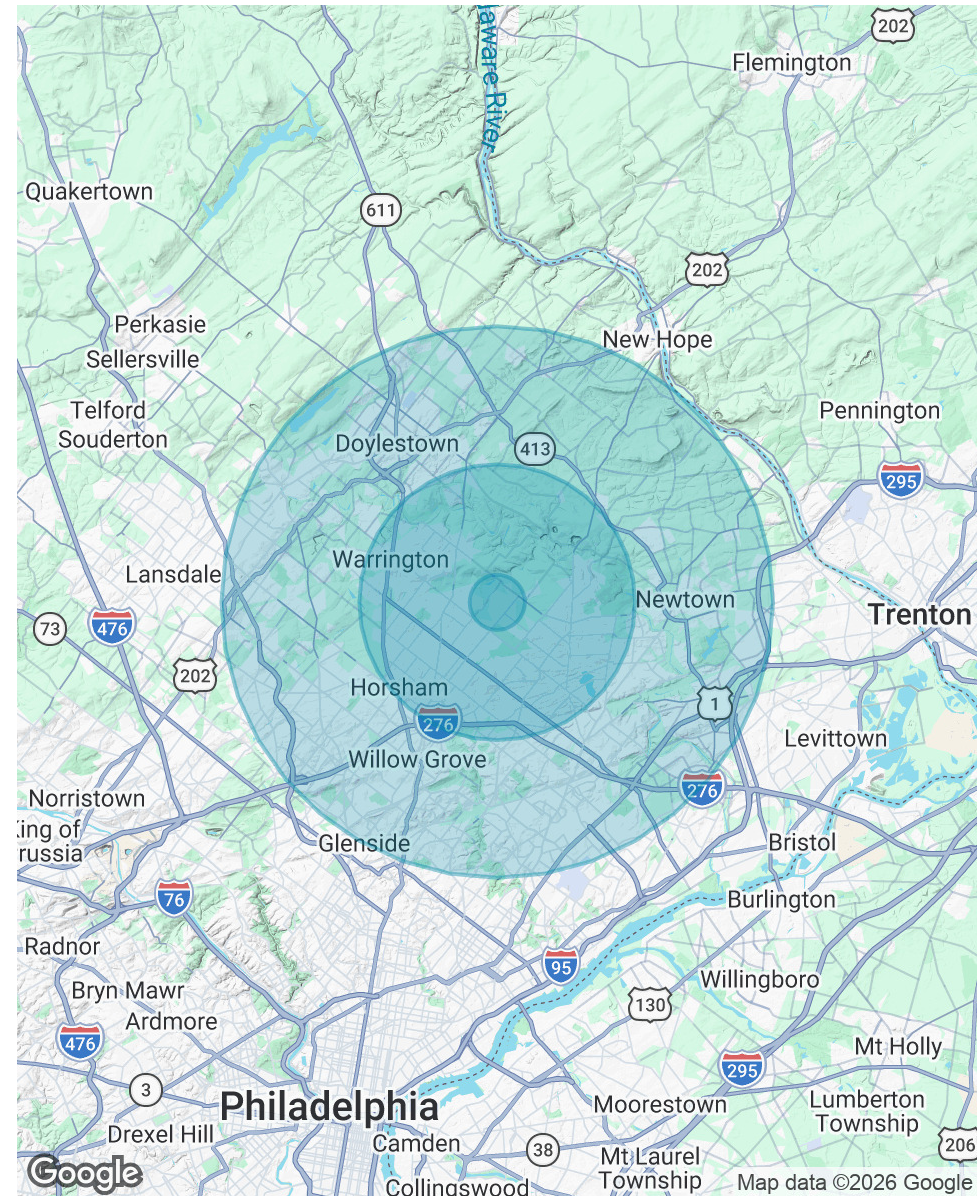
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,087	141,810	580,063
Average Age	51.7	44.6	44.9
Average Age (Male)	50.9	44.1	43.6
Average Age (Female)	57.2	45.4	45.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,197	53,565	221,329
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$171,047	\$146,816	\$152,427
Average House Value	\$666,035	\$509,496	\$498,123

2023 American Community Survey (ACS)





**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>

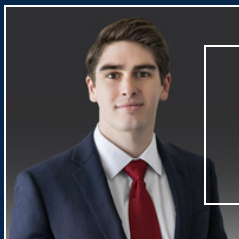
## PRIMARY CONTACTS



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