



FOR LEASE: 20,600± SF CRANE-SERVED SPACE

955 Mearns Road

WARMINSTER, PA

Property Highlights

- Manufacturing / warehouse space with four (4) overhead cranes:
 - 2-ton crane
 - 5-ton crane
 - 10-ton crane
 - 15-ton crane
- Clear Height: 34' under bar joists
Clearance below crane rail: 25'9"
- One (1) interior tailgate loading dock
One (1) exterior tailgate loading platform
Two (2) 16'h x 12'w drive-in doors
- 60' wide space, clear span with no columns
- Office space: 800± SF
- Power:
 - One (1) 600-amp panel at 480v 3phase
 - 50 kVA transformer for single phase service at 120/240v
- Buss duct throughout
- Wet sprinkler system
- LED lighting
- Radiant heaters
- Fenced outside storage area
- Available March 1, 2027

For information, please contact:

Tim Brogan

Senior Managing Director

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Justin Bell

Senior Managing Director

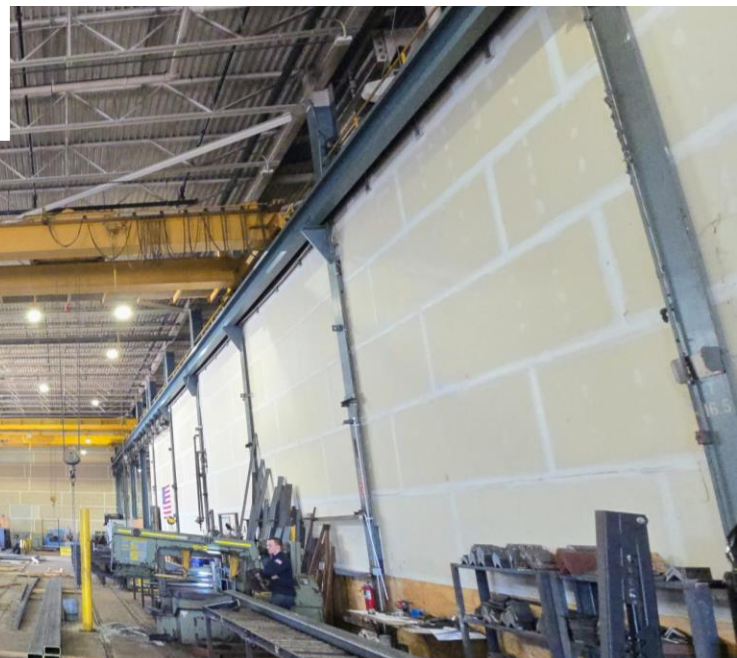
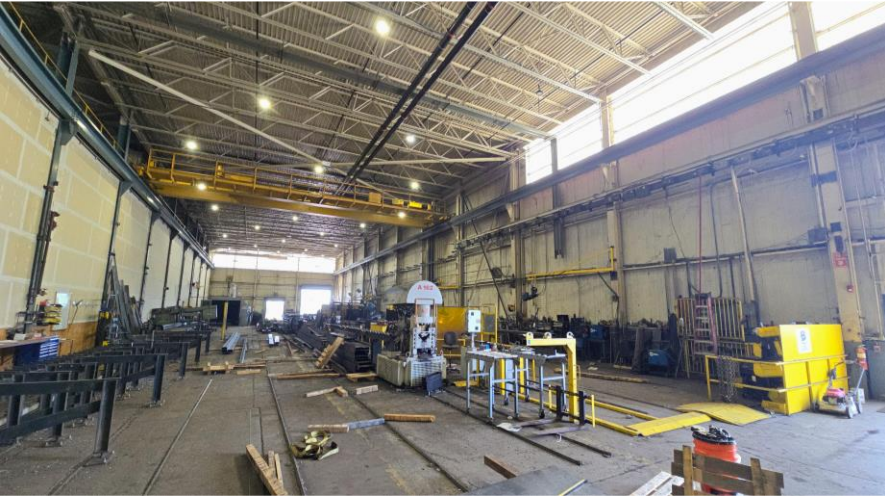
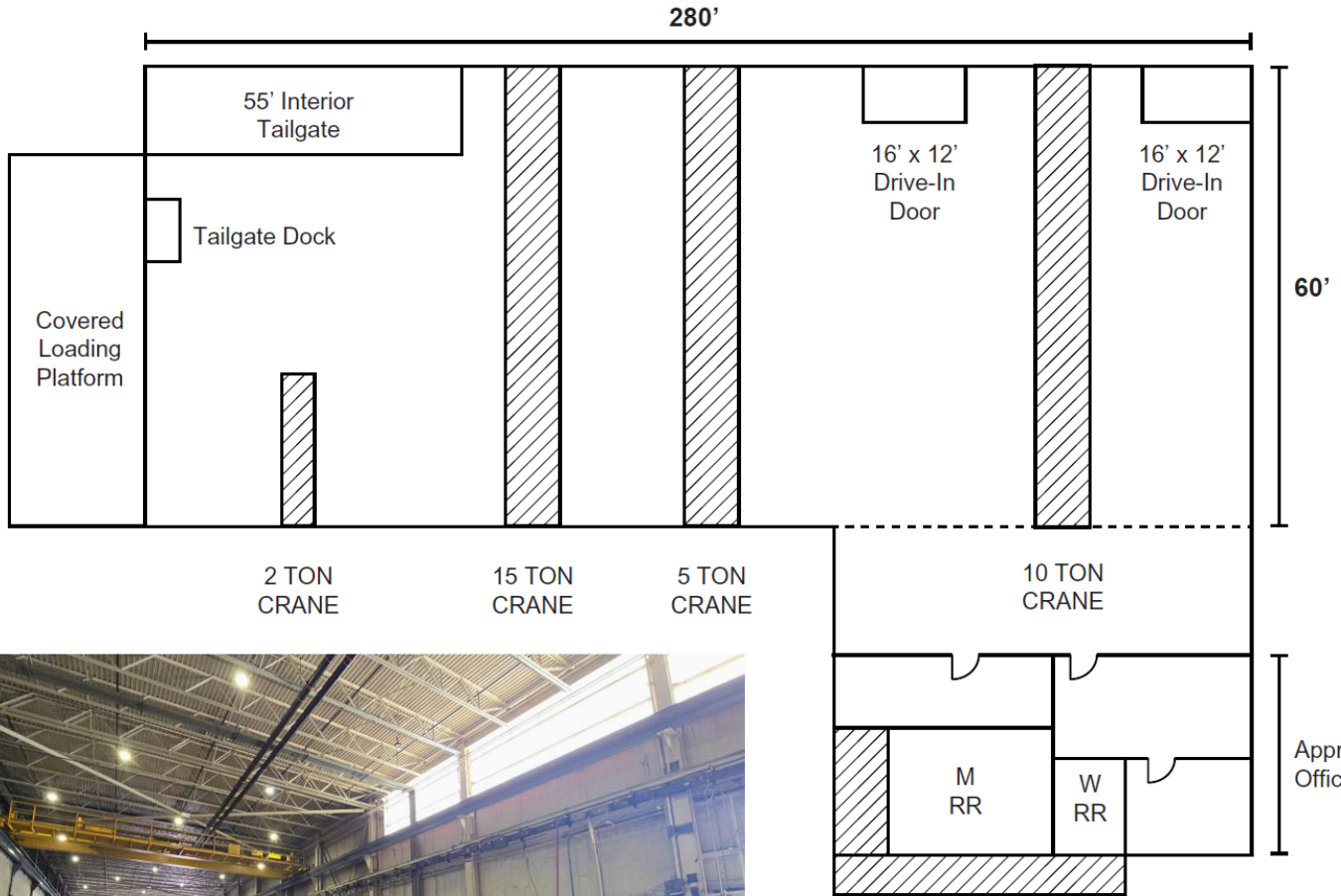
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**Licensed in Pennsylvania as
Newmark Real Estate**

955 Mearns Road, Warminster, PA

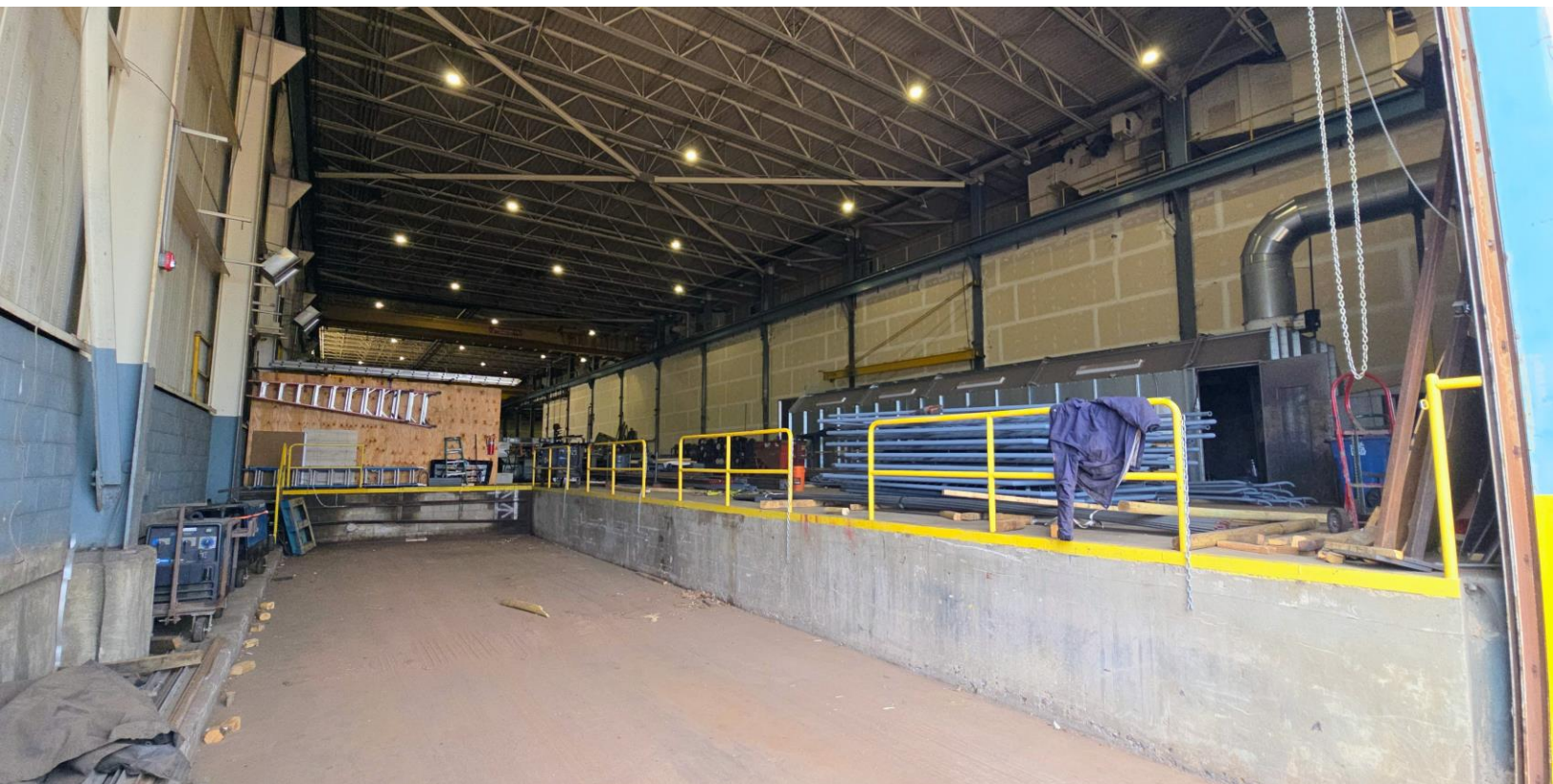
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NEWMARK

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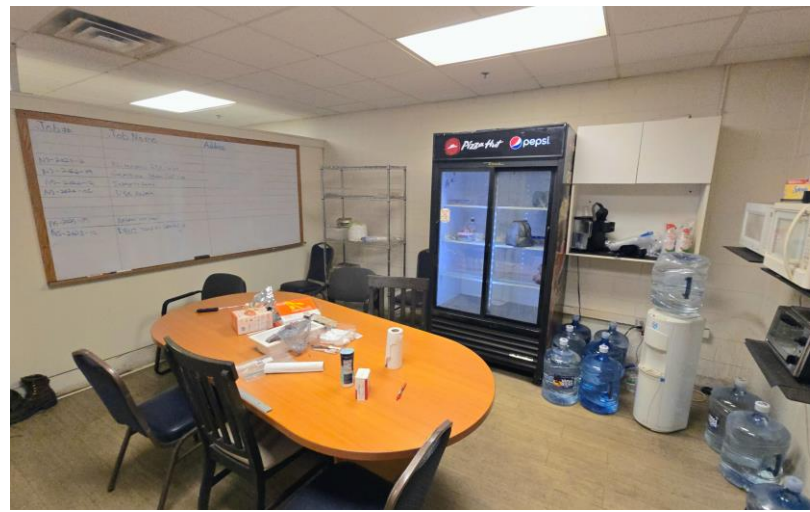
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Chapter 27. Zoning

Part 15. I-O Industrial-Office District

§ 27-1500. Permitted Uses

[Ord. No. 762, 5/7/2020]

1. A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right:

Use 2	Lawn and garden center	
Use 12	Public or private school	
Use 13	Library or museum	
Use 17	Community center	
Use 19	Adult day care	
Use 24	Outpatient surgical center	
Use 26	Medical or dental office/clinic	
Use 29	Business or professional office	
Use 31	Retail shop	
Use 35	Service business	
Use 36	Bank, savings and loan association	
Use 37	Restaurant	
Use 40	Repair shop	
Use 42	Hotel	Use 67 Utility operating facility
Use 43	Indoor commercial entertainment	Use 68 Light manufacturing
Use 44	Fitness center	Use 69 Research and development facility
Use 45	Day spa	Use 70 Wholesale business and storage
Use 46	Outdoor private recreation	Use 72 Printing, publishing, binding
Use 53	Trade or professional school	Use 73 Contractor offices or shops
Use 55	Large retail store	Use 74 Warehouse storage
Use 57	Banquet/catering facility	Use 86 Nonresidential accessory structure or building
Use 59	Tattoo and body piercing services	Use 78 Standard self-storage facility
Use 60	Equipment rental or motor vehicle leasing	Use 79 Indoor self-storage facility
Use 62	Emergency services	Use 92 Accessory drive-through facility
Use 64	Railway/transportation station	Use 93 Solar energy systems

- B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part **26** of this chapter: none.

- C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the provisions of Part **25** of this chapter:

Use 10	Transit-oriented development (TOD)
Use 18	Day-care center
Use 20	Hospital campus
Use 65	Public or private parking garage
Use 66	Wireless communications facility
Use 81	Medical marijuana grower/processor
Use 88	Heliport
Use 89	Nonresidential wind energy system

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§ 27-1501. Area and dimensional requirements.

[Ord. No. 762, 5/7/2020]

1. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 17, Use Regulations, for the specific use, in which case the requirements of Part 17 shall apply:

- A. A. Minimum lot area. Each lot shall contain an area of not less than one acre, unless a different lot area is required for a specific use, in which case the lot area required by the use regulations shall apply.
- B. Minimum lot width: 200 feet.
- C. Building area. No more than 35% of the area of each lot shall be occupied by buildings.
- D. Maximum impervious surface. No more than 65% of the lot area shall be impervious surfaces.
- E. Front yards: 50 feet minimum, measured from the street line.
- F. Side yards: 25 feet minimum for each side yard.
- G. Rear yard: 35 feet.
- H. Bufferyards. Along any property line abutting a zoning district boundary, a bufferyard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such bufferyards may be coterminous with any required yard in this district, and, in case of conflict, the largest requirement shall apply. Planting requirements shall be in accordance with Chapter 22, Subdivision and Land Development.

§ 27-1502. Parks and recreation contribution.

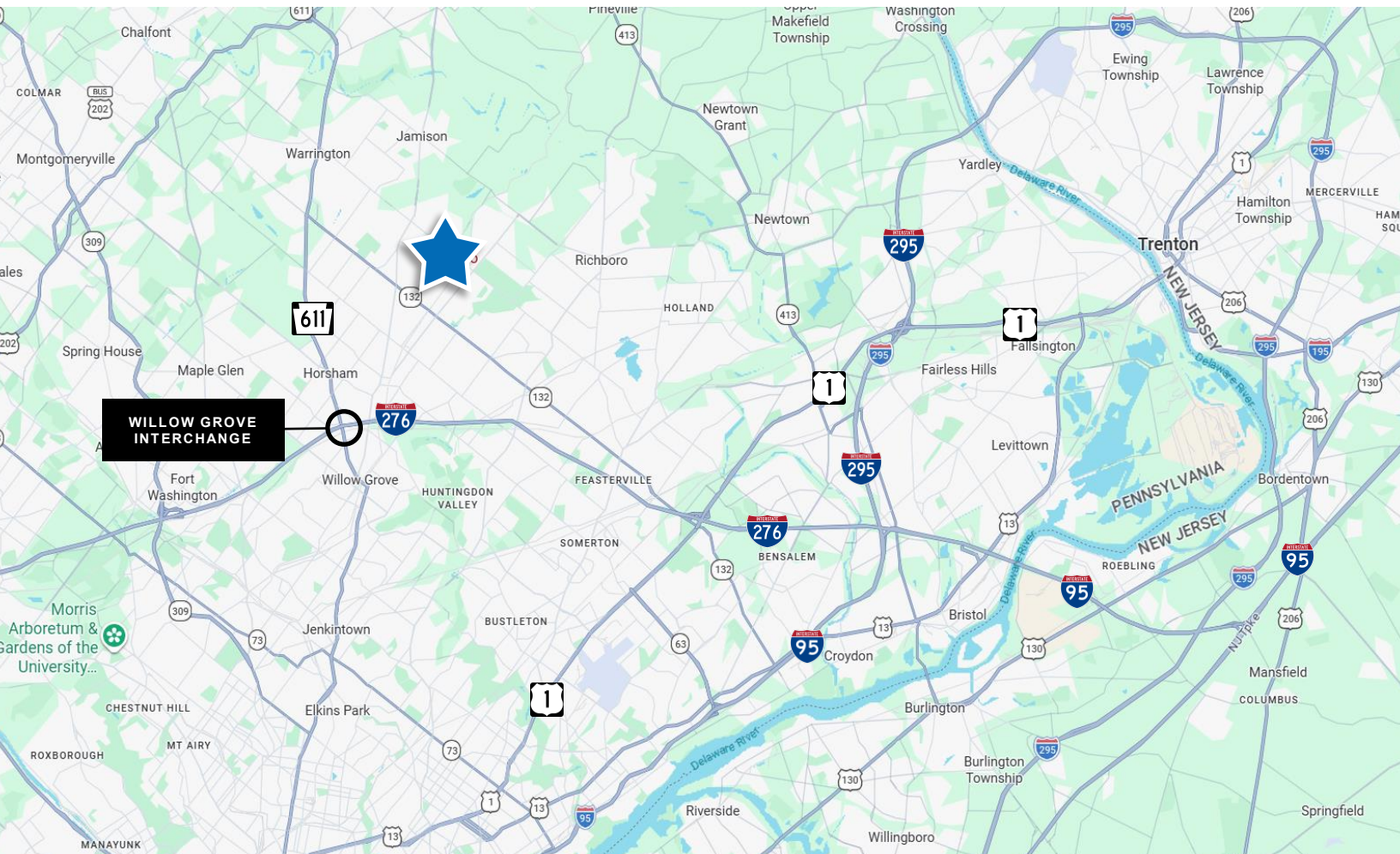
[Ord. No. 762, 5/7/2020]

As a condition of the issuance of a building permit for any building or addition thereto in the I-O Industrial-Office District and within the area bounded by Street Road, Johnsville Boulevard, and Jacksonville Road, a contribution of \$1 per square foot of gross building area shall be paid to the Township Park and Recreation Fund.

[Link to Warminster Township Zoning Code](#)

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Highway Access

- 4.5 miles to the Willow Grove Interchange of PA Turnpike (I-276)
- Approximately 15 miles from the Northeast Extension of PA Turnpike (I-476) and Interstate 95 (I-95)

Central Regional Location

- Less than 20 miles to Center City Philadelphia
- 1.5 hours to Harrisburg and New York
- 2 hours to Baltimore