

# AVAILABLE FOR SALE OR LEASE

## 2 LOTS ON CAMPUS DRIVE - WARWICK BUSINESS CAMPUS

### WARWICK, PA 18974



LOT 1

LOT 2

**NEW CONSTRUCTION/ FULLY APPROVED, 100% CLIMATE-CONTROLLED, INDUSTRIAL/FLEX FACILITY**

**FOR SALE OR LEASE IN IT'S ENTIRETY OR AS CONDO UNITS/LOTS ALSO AVAILABLE FOR SALE**

#### CONTACT

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### PROPERTY HIGHLIGHTS

- 2,700 – 21,600 SF for condo units or full building
- Lot Size: Two (2) one (1) acre lots
- Natural Gas: Service provided by PECO
- Water/Sewer: Provided by Warwick Township
- Electric: Service provided by PECO
- Loading: One drive-in door (14' x 12' wide) per unit. Tailgate docks are also possible.
- Construction: Walls-Metal panel with block along bottom; Structure-Pre-fabricated structural steel; Floor-6" concrete; Roof-Standing seam metal
- Power: 200 Amp/120/240 Volts, 3 Phase per unit
- HVAC: Fully air-conditioned and heated via natural gas-fired, forced air units
- Office Area: 293 SF per unit (13' x 22.5') or built to suit, if desired
- Dimensions: 90' x 240'; each unit - 30' x 90'
- Ceiling Height: 24'-27' +/- clear
- Column Spacing: One line of columns along center of building; clear-span units
- Lighting: LED fixtures
- Restrooms: 2 per unit
- 72 lined parking spaces
- Zoned LI/H13 Limited Industrial/ Industrial Park
- Location: Just off Mearns Road; 1.2 miles to Jacksonville Road; 2 miles to Street Road
- Public Transportation: SEPTA Bus 22 stop located 1.8 miles away at Street & Mearns Roads. SEPTA Warminster Rail located at Park Avenue, approximately 2.6 miles.
- PERMITTED USES (Partial List:
  - Recreational, medical office/hospital, manufacturing/ research, wholesale/storage/warehousing, heavy equipment sales, repair shop, flex space, outside storage, truck terminal, vehicular sales & repair, contracting, , indoor athletic club, outdoor entertainment, printing, lumber yard, mill, public storage facilities.
  - Conditional uses include- resource recovery facility, trash transfer station, terminal, business park, extractive operations, solid waste landfill.
  - Special exception uses include- day care center, commercial school, fuel storage/ distribution, auto salvage recycling center, adult commercial, service station/car washing facility, mini warehouse,

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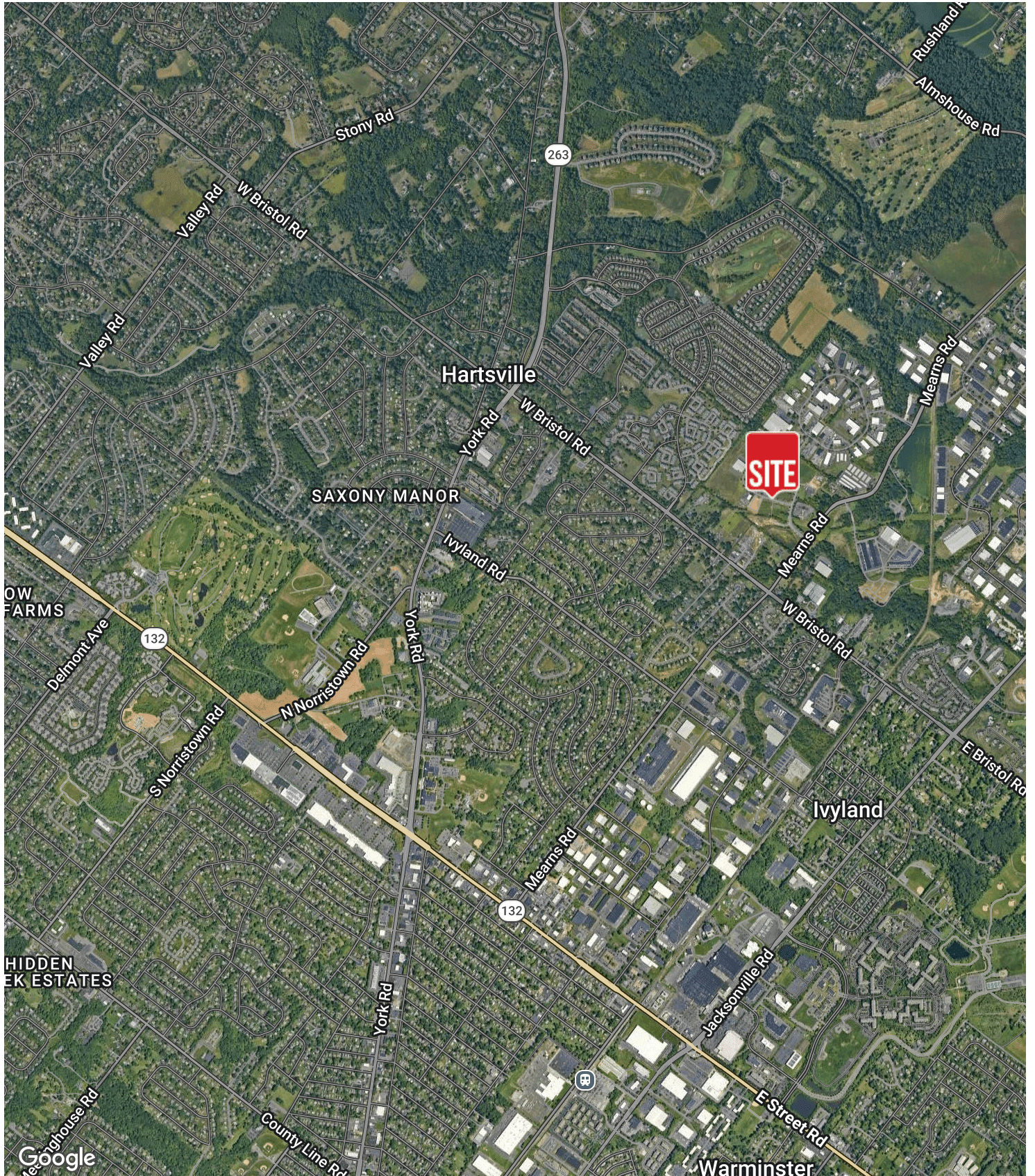
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# LOCATION MAP

## CAMPUS DRIVE LOTS, WARWICK BUSINESS CAMPUS WARWICK, PA



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