



## 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:**  
Public
- **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



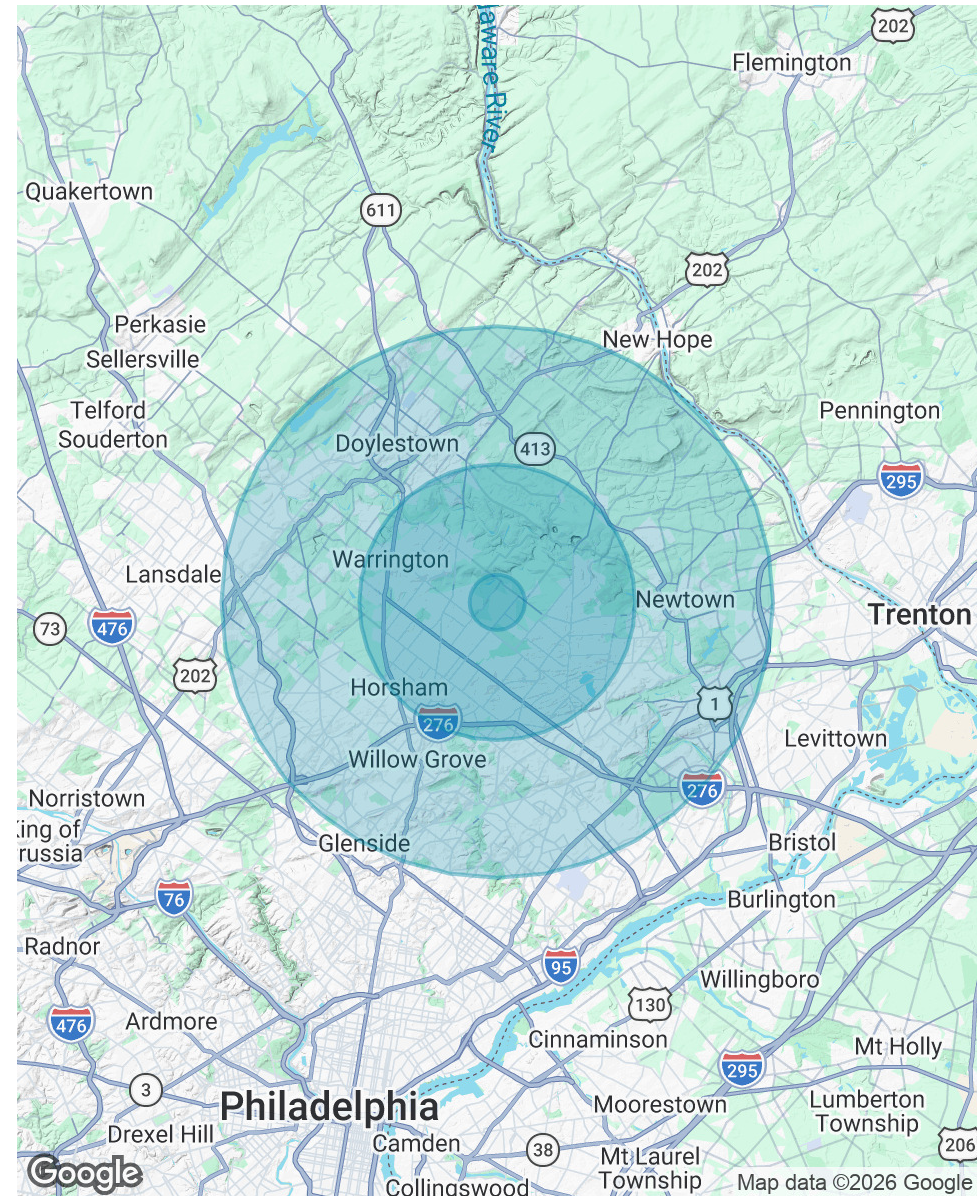
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,061	141,927	581,933
Average Age	51.7	44.6	44.9
Average Age (Male)	50.9	44.2	43.5
Average Age (Female)	57.3	45.4	45.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,181	53,630	222,078
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$172,772	\$146,781	\$152,243
Average House Value	\$674,178	\$509,304	\$497,474

2023 American Community Survey (ACS)





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## PRIMARY CONTACTS



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