

INDUSTRIAL CONDOMINIUM FOR SALE

375 Ivyland Road (Units 11-14), Warminster, PA 18974

“From Concept to Closing, with Integrity”

FEATURES

- ▶ 8,000 SF End-Unit
 - 2,500 SF of office space
 - 5,500 SF production-warehouse
- ▶ 5,000+ SF of second-floor mezzanine storage
- ▶ 22' clear ceiling height
- ▶ 3 Drive-in doors
- ▶ Located in the Ivyland II Business Park
- ▶ Zoned I-O Industrial Office District
- ▶ Ideal for a variety of uses



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,957	74,019	200,445
Average Income	\$155,405	\$143,181	\$155,356
Total Businesses	656	3,130	8,058
Total Employees	8,959	30,921	81,672

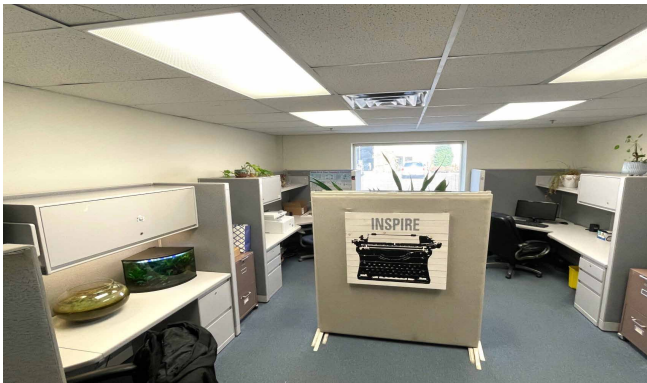
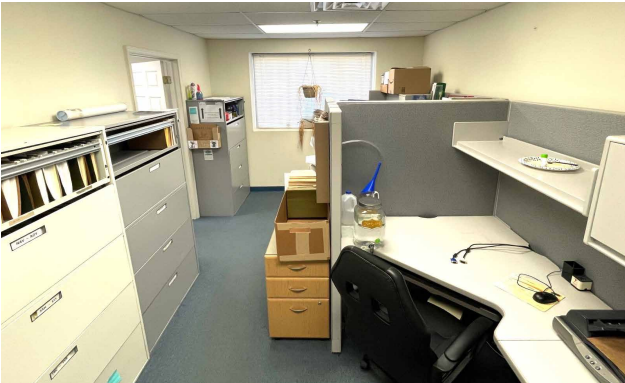
Walsh Commercial Real Estate, LLC
 3 Village Road, Suite 200 | Horsham, PA 19044
 215-836-1340 | walshcre.com

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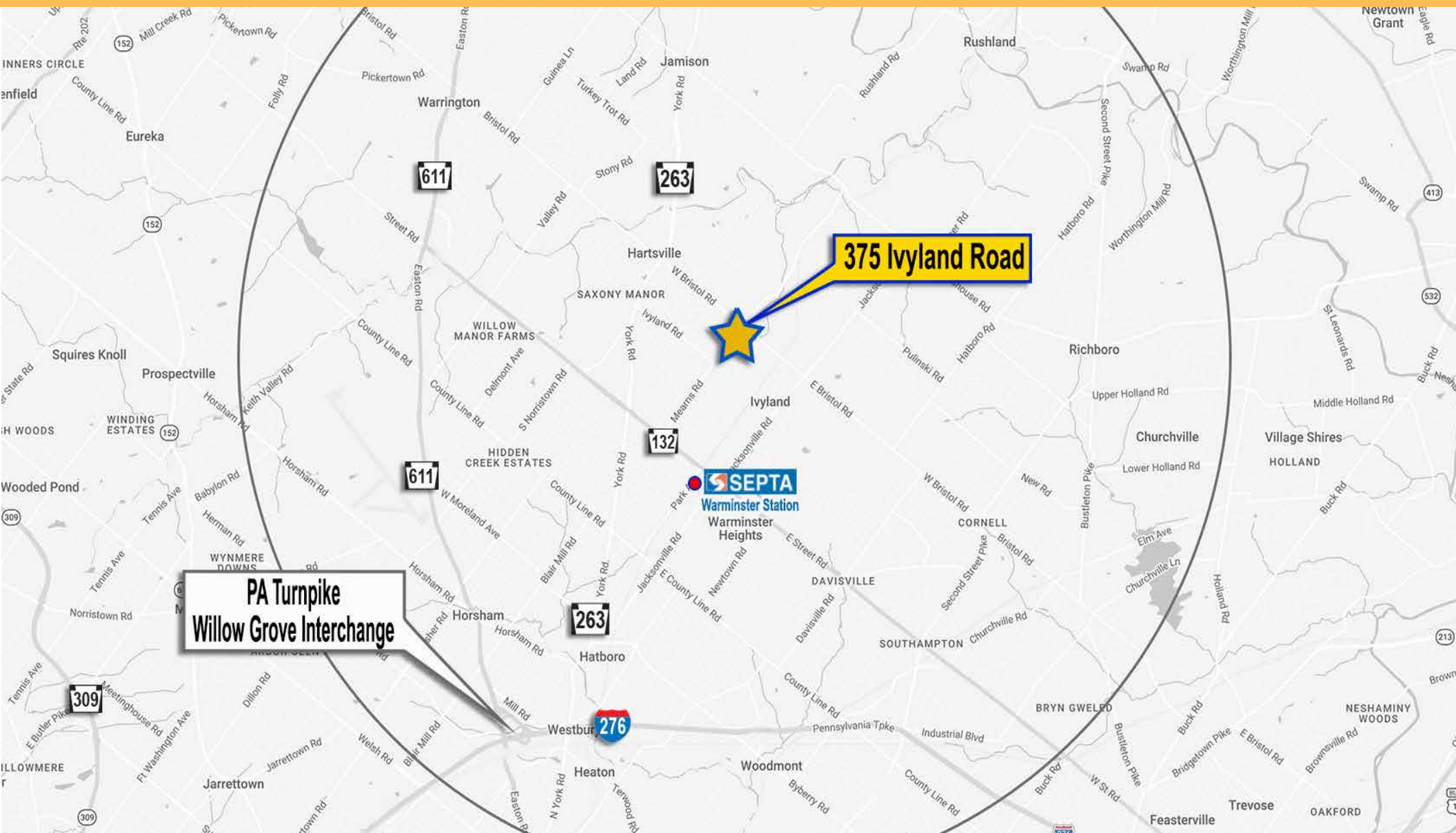
Description:	End-Unit comprised of four (4) industrial condominium units totaling 8,000 SF of main level floor area.	Utilities:	Public water Public Sewer Public Gas PECO Electric
Business Complex:	Ivywoods II	Power:	400 AMP, Single Phase
Office Space	2,500 SF	Life Safety:	Wet Sprinkler System
Warehouse/Production:	5,500 SF	Year Built:	2001
2nd Floor Mezzanine:	5,000+ SF	Parking:	On-Site
Loading:	Three (3) Drive-In Doors (10' x 12')	Municipality:	Warminster Township
Ceiling Height Warehouse:	22'	Zoning:	I-O Industrial Office
Floors:	Poured Concrete	Total Assessment:	\$82,080
HVAC Office & Lab Area: HVAC Warehouse: HVAC Unit 14:	Gas-Fired Hot Air Heat & Central Air Suspended, Hot Air Gas-Fired Hot Air Heat	Tax ID:	49-009-095-006-011 49-009-095-006-012 49-009-095-006-013 49-009-095-006-014
Restrooms: Office: Warehouse/Production:	One (1) ADA One (1) ADA	2026 Real Estate Taxes: 2026 Condominium Fees:	\$17,884 (\$2.24 SF) \$8,160 (\$1.02 SF)

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