LEASE OR SALE
Warwick Commons Industrial Park
1979 Stout Drive
Unit 4
Warwick, Pennsylvania

+/-3,578 s.f Unit Consisting of +/-2,149 sf Warehouse & +/-1,429 sf Office
Floor Plan Attached

Contact:
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SUMMARY OF PERTINENT INFORMATION

Subject: 1979 Stout Drive
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Unit 4
Warwick, Pennsylvania

Tax Parcel Number: 51-013-009-025-004

Description: Modern, industrial condo ideally suited for light industrial users.

Zoning: L-I (Light Industrial)

Age: Built in 1989

Overall Size: One unit as part of an overall building footprint of +14,700 sq. ft. made up of six condominium units.

Unit Size (Exterior): ±3,578 square feet (2,870 s.f. footprint).

Interior Measurements:
- Office: +1,429 s.f. (721 sf on 1st floor, 708 sf on 2nd floor)
- Warehouse: +2,149 s.f. (500 sf of mezzanine not included in this sf. Mezzanine can be taken down.)

Clear Height: 17' under bar joist.

Column Spacing: Clear span.

Loading: One (1) 12' x 12' motorized drive-in door.

HVAC:
- Office: Central air with propane forced hot air heating unit.
- Warehouse: Propane fired forced hot air heating unit.

Electrical: 200-amp, 120/208 3-Phase Service.

Water: Well.

Sewer: Public

Parking: Six (6) parking spaces allocated (Approx. 30 spaces total).

Rent Includes:
- Taxes
- Common Area Maintenance
- Paving
- Fire & Hazard Insurance on the Building
- Roof Maintenance
- Exterior Maintenance
- Trash Collection
- Snow plowing
- Lawn Cutting
- Landscape Maintenance

Taxes:
- School (2016): $4,690
- County & Township: $1,452
- Total: $6,142

Condo Fee: ±$530 per month

Features:
- First floor office includes foyer, reception area, bathrooms and private office.
- Second floor office includes lunch-conference room and storage area.
FLOOR PLAN
1979 Stout Drive, Unit 4
Warwick Township, PA

1st Floor

ALL MEASUREMENTS ARE BELIEVED ACCURATE BUT MUST BE VERIFIED BY USER

Bucks Reaty Group, L.L.C.
Commercial, Industrial & Investment Real Estate