



INDUSTRIAL PROPERTY FOR LEASE

4,480 SF on 2.98 AC

1550 Mearns Road

Warminster, PA 18974



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

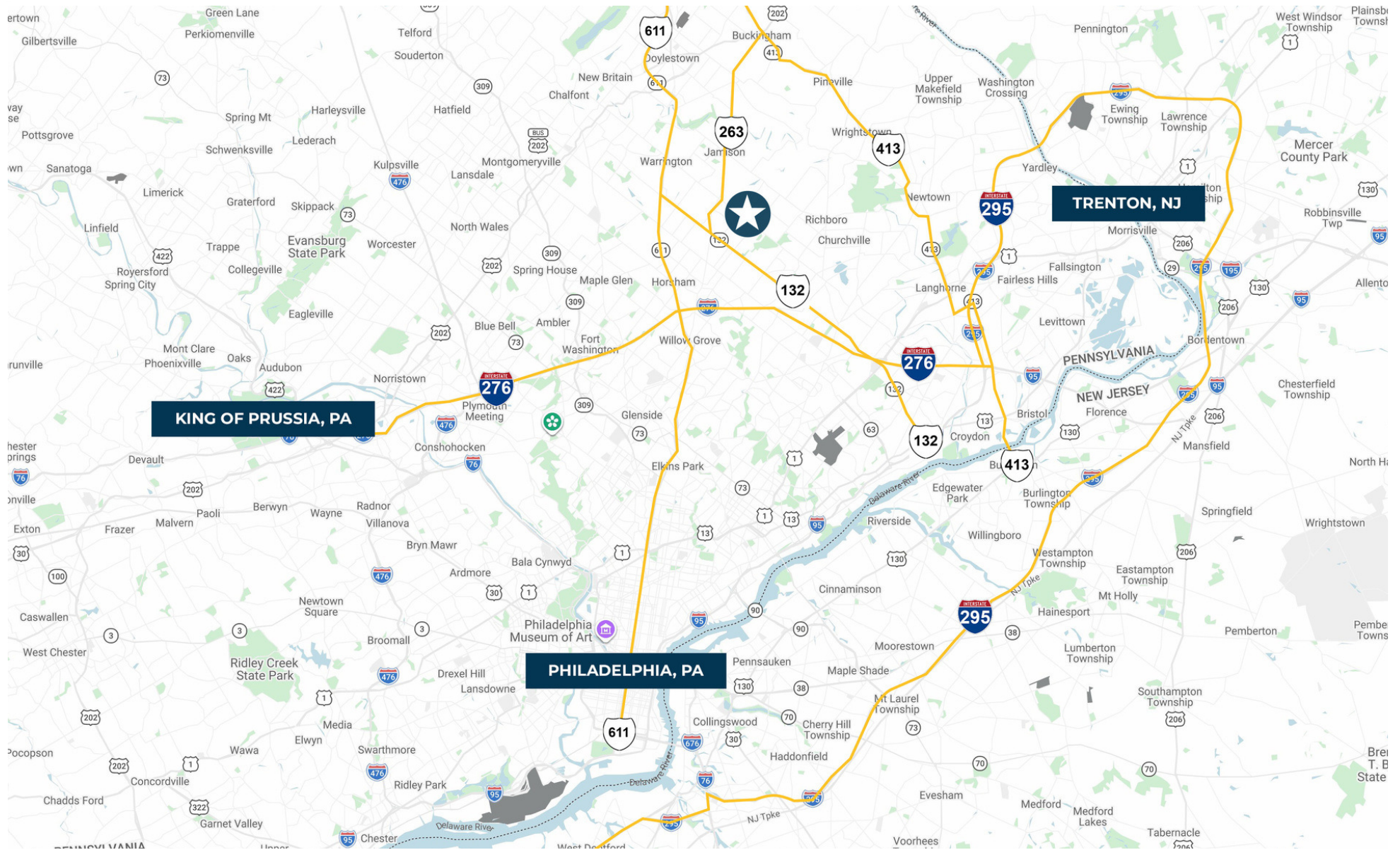
- **Building Size:** 4,480 SF
- **Zoning:** Limited Industrial (Warwick Township)
- **Lot Size (AC):** 2.98
- **Two (2) Buildings:**
One (1) Residential
One (1) Industrial
- **Residential (SF):** 2,080 SF
- **Water:** Well
- **Year Built:** 1972
- **Industrial (SF) :**2,400 SF
- **Doors:** Drive-Thru Pole Barn
- **Year Built:** 2007
- **Estimated 2026 Taxes:** \$7,816
- **Location:** Strategically located in Warwick Township, offering a unique residential/industrial opportunity.



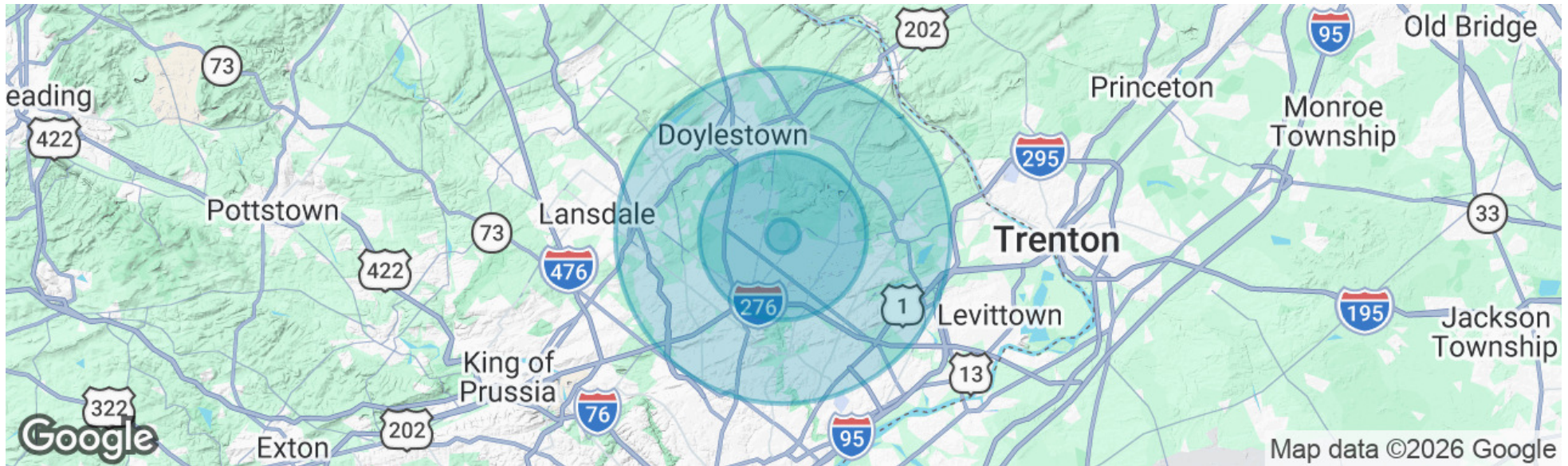
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,352	148,373	598,385
Average Age	47.8	44.1	44.8
Average Age (Male)	46.4	43.5	43.4
Average Age (Female)	49.9	45.1	45.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,181	56,061	228,608
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$138,517	\$144,822	\$150,902
Average House Value	\$472,323	\$502,482	\$492,684

2023 American Community Survey (ACS)



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>

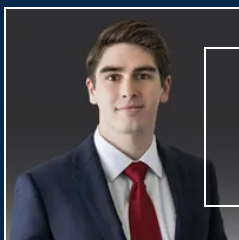
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