

PROPERTY INFORMATION PACKAGE

MUTUAL
REAL ESTATE
CORPORATION



1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

424 EASTON ROAD
WARRINGTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS & ZACH WINICK

Summary of Pertinent Information

ADDRESS:	424 Easton Road
TOWNSHIP:	Warrington
COUNTY:	Bucks County
STATE:	Pennsylvania
BUILDING SIZE:	± 3,300 square feet
LOT SIZE:	1.6 Acres
PROPERTY DESCRIPTION:	Highly visible, one story, block construction ± 3,300 square foot clear span building with ± 1,200 square feet of offices. Formerly utilized as an auto repair facility (Aamco Transmission)
CEILING HEIGHT:	Warehouse: 9'to18' Office: 9'
LOADING:	Three (3) Grade Level Drive In Doors (14'x10')
REST ROOMS:	Male & Female Bathroom in the office area
PARKING:	Ample parking is available (see site plan)
ELECTRIC:	240 Volt, 60 Amp
ZONING:	C-2 (Commercial)
HEATING:	Fully air-conditioned, ducted forced HVAC system throughout offices. Two Hanging Gas Fired Heaters in the Warehouse
LOCATION:	Conveniently located with 272 feet of frontage on Easton Road (Rt.611) in Warrington with a daily traffic count of ±31,000 cars per day with easy access to Street Road (Rt. 132), County Line Road, York Road (Rt. 263) and the Pennsylvania Turnpike. Great Signage & Visibility.
MISCELLANEOUS:	A portion of the property is located in the 500 year and 100 year flood plain.
RENTAL RATE:	\$3,300 per month triple net

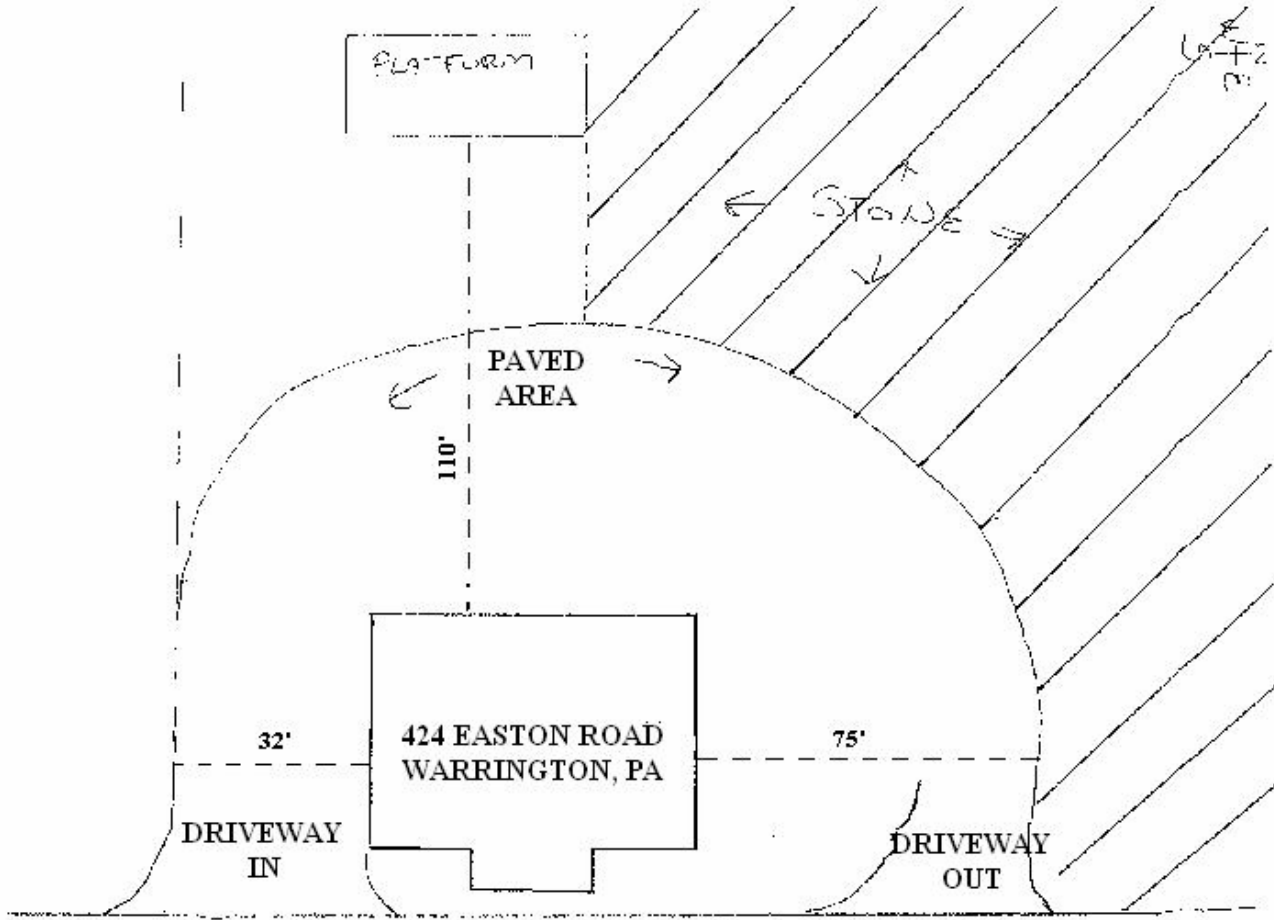
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



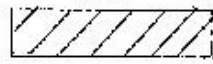
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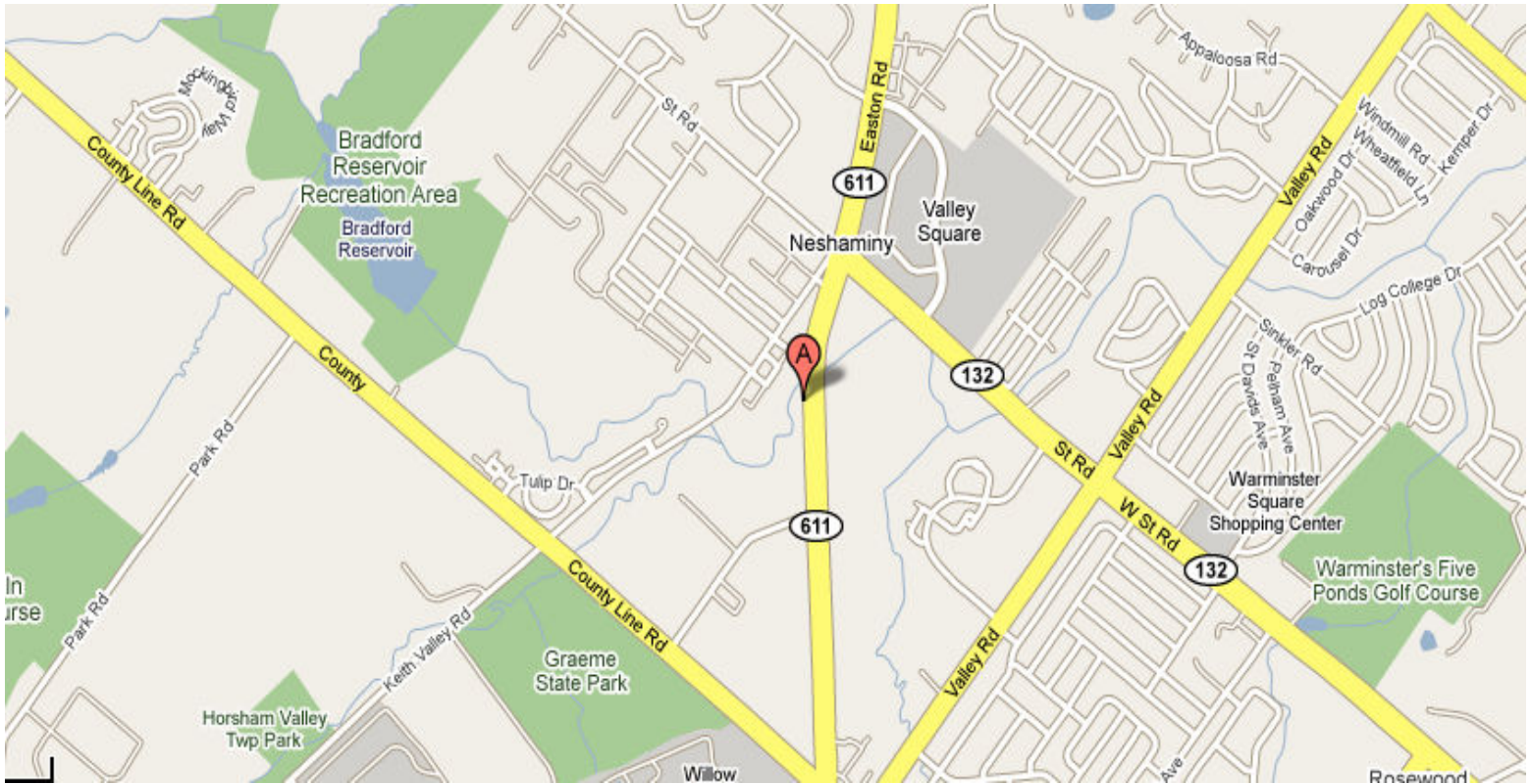


ROUTE 611

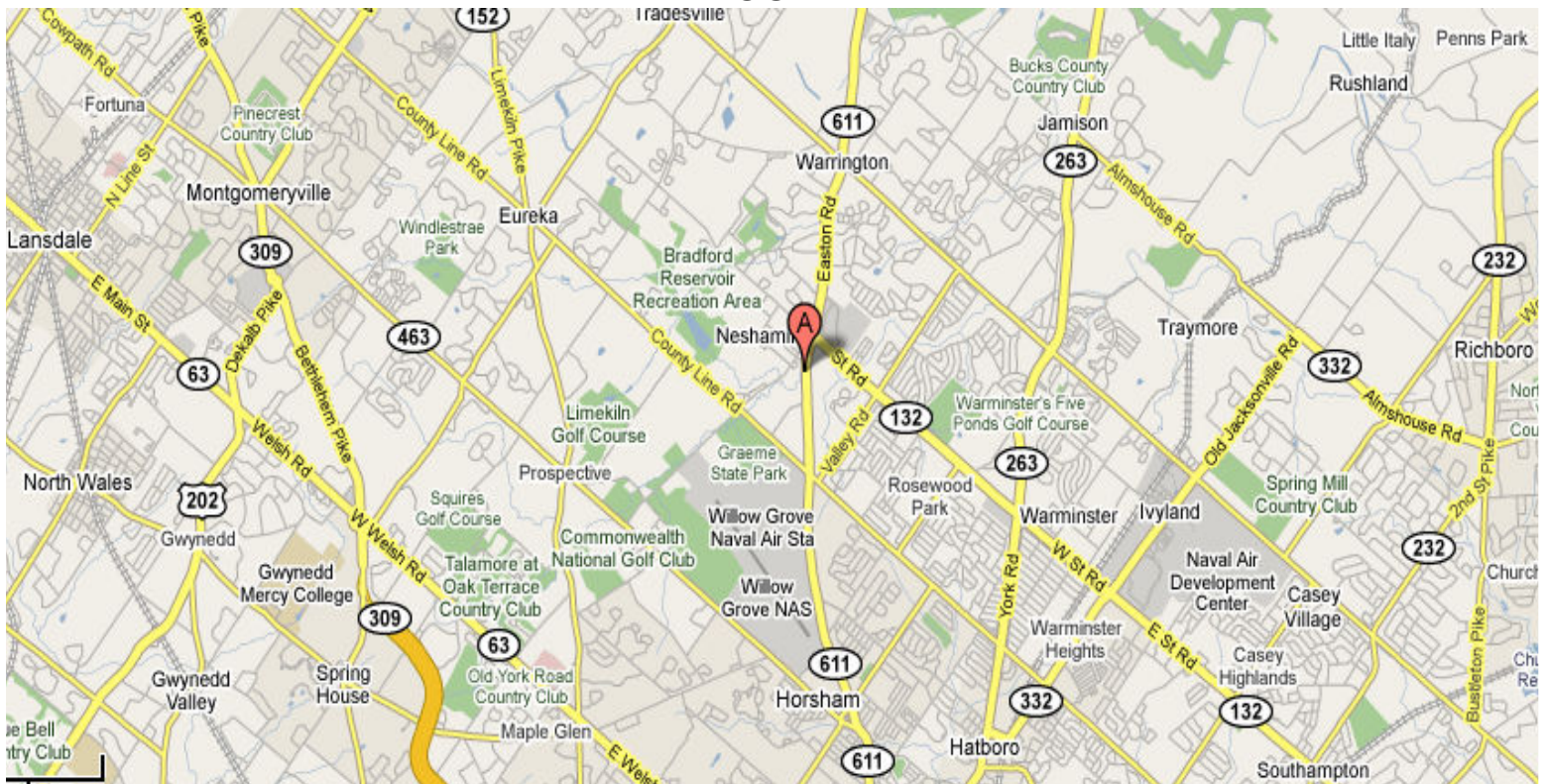
 = NOT INCLUDED IN BUILDING LEASE

NOT TO SCALE

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LOCAL MAP



REGIONAL MAP

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