



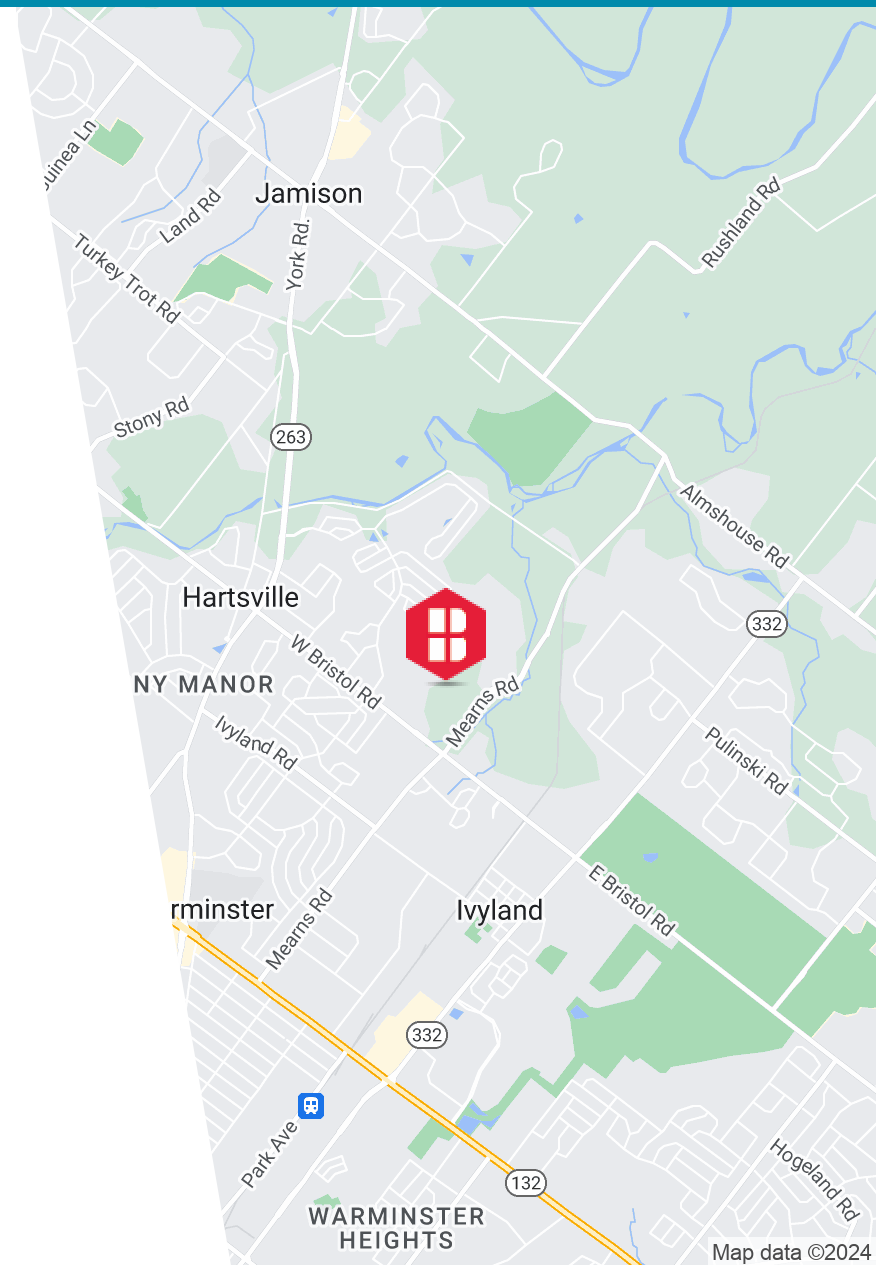
CAMPUS DRIVE
WARMINSTER, PA

AVAILABLE FOR LEASE
PROPOSED 130,000 SF TOTAL/6 LOTS

11.73 Acres

PROPERTY HIGHLIGHTS

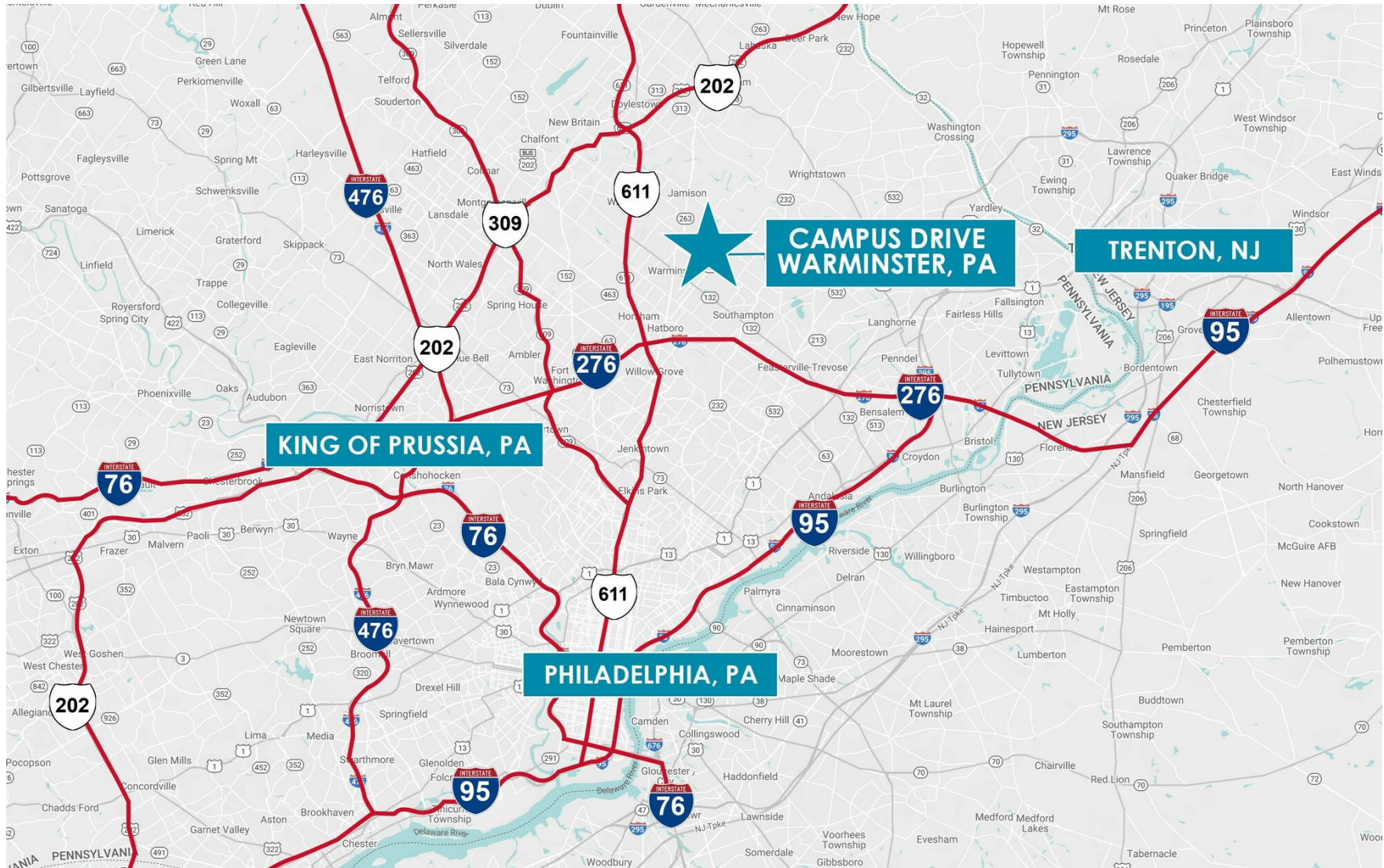
- 11.73 Acres
- Proposed 130,000 SF Total
- Lot 5: 39,500 SF
- Lot 6: 17,500 SF
- Lot 7: 13,000 SF
- Lot 11: 22,000 SF
- Lot 12: 14,000 SF
- Lot 20: 24,000 SF
- 24'-26' Clear Height
- Potential for Loading Docks or Drive-Ins depending on tenant requirements.
- Public Utilities Available on Site
- Zoned LI Limited Industrial (Warwick Township)



AVAILABLE LOTS



AREA MAP



DEMOGRAPHICS MAP & REPORT

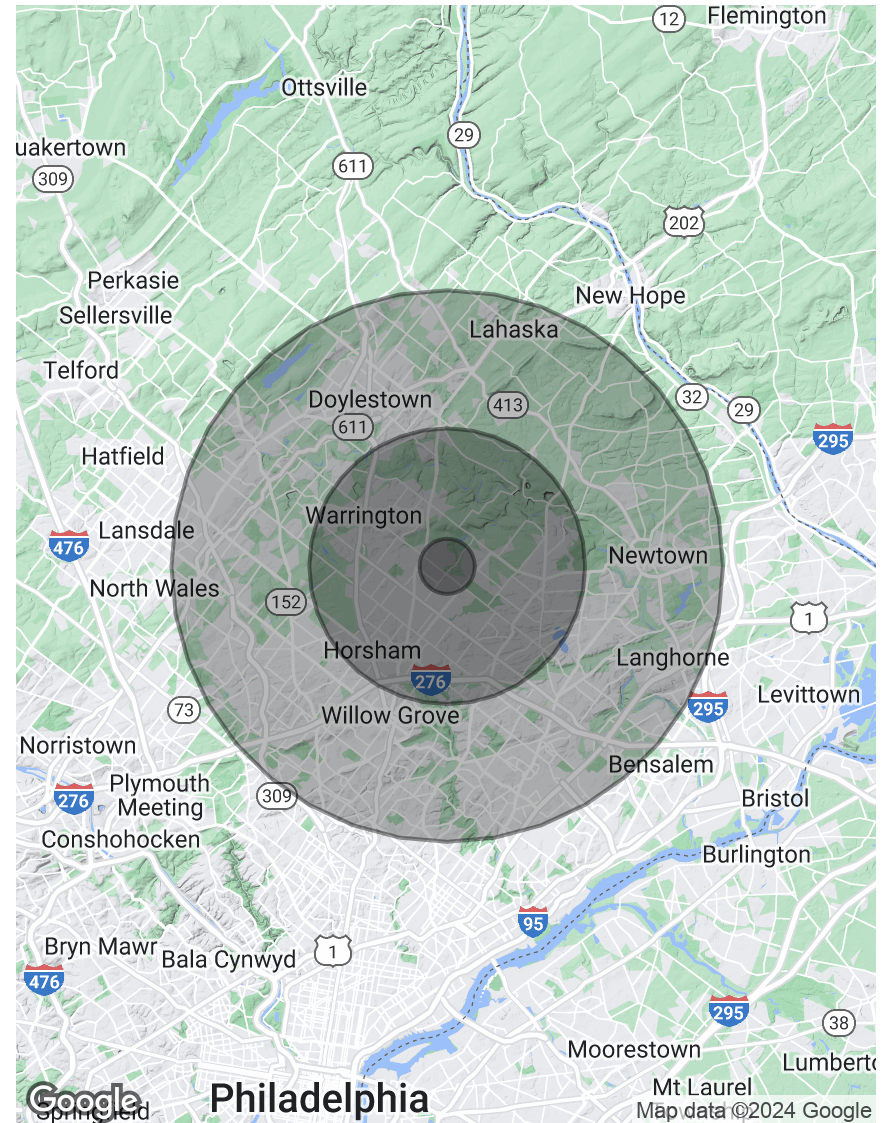
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,670	145,430	583,222
Average Age	50.5	45.7	44.6
Average Age (Male)	47.6	44.3	43.2
Average Age (Female)	52.5	46.6	45.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,484	57,875	231,053
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$104,498	\$114,363	\$120,043
Average House Value	\$344,204	\$349,378	\$365,337

2020 American Community Survey (ACS)



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