

**The  
PRESTIGE  
GROUP**  
REALTORS®

**AVAILABLE**

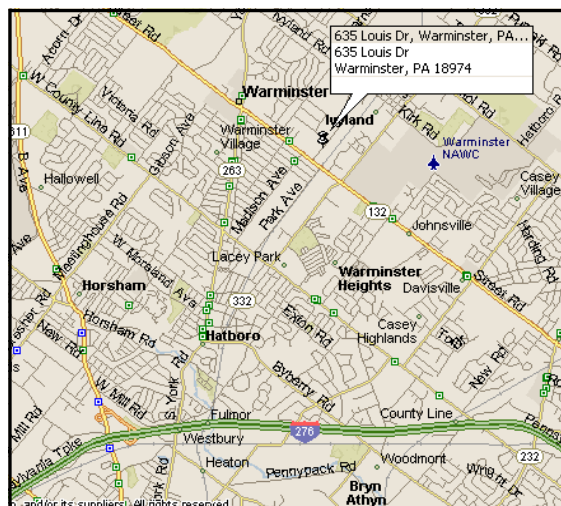
**610-902-3900**

## INDUSTRIAL PROPERTY FOR SALE

**635 Louis Drive  
Warminster Industrial Park  
Warminster, PA 18974**



- 27,075+/-sf Industrial Building Situated on 2.81+/- Acre Lot
- 2,275+/-sf Air Conditioned Office Area with 4 Large Private Offices, 2 Restrooms, Computer Room and Conference Room
- 50 Parking Spaces
- Metal Deck Roof
- 13'6" Clear Ceiling Height in 15,000sf Temperature Controlled Production Area
- 18'6" Clear Ceiling Height in 10,000sf Warehouse which is Heated by 2 Suspended Gas Blowers
- 50' x 25' Column Spacing
- 3 Phase 1000 amp Electrical Power with Buss Duct Distribution
- 2 Drive In Doors (8' x 10') (10' x 12') 1 Tailgate Loading Dock



***Centrally Located in Bucks County  
Minutes from PA Turnpike (Willow Grove) and Route I-95***

**Arthur Deussing**

Vice President

609.458.3188 Cell

ADeussing@PrestigeGroup.com

**Ben Altman**

Vice President

267.625.3582 Cell

BAltman@PrestigeGroup.com

**Ozzie Mincarelli**

Account Executive

484.557.6153 Cell

OMincarelli@PrestigeGroup.com

**610.902.3900**  
***www.PrestigeGroup.com***

*Serving Pennsylvania, New Jersey and Delaware*

This Information is Deemed Accurate Though Subject to Errors and Omissions