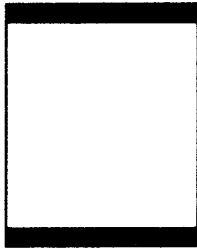


PROPERTY INFORMATION PACKAGE

MUTUAL
REAL ESTATE
CORPORATION



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

PROPERTY ADDRESS

262 TITUS AVENUE
UNIT B-102
WARRINGTON, PA

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

ADDRESS:	262 Titus Avenue; Unit B-102
TOWNSHIP:	Warrington
COUNTY:	Bucks
STATE:	Pennsylvania
USE:	Office
ZONING:	PI-1- Planned Industrial
CAMPUS SIZE:	±21,560 Square Feet
BUILDING SIZE:	±8,340 square feet
SPACE AVAILABLE:	±2,600 square feet
BUILDING DESCRIPTION:	One-story, steel construction heated warehouse with concrete floors. There are 18- foot ceilings, two overhead, drive-in doors, and bathrooms. Great flex, manufacturing, distribution or warehouse space! Inside office space is available and a loft provides excellent storage and a location for a secured area.
WATER/SEWER:	Public
ROOF:	Flat, built-up roof.
PARKING:	Ample off street parking, both in front and in back is available as part of a multiple building complex
MISCELLANEOUS:	Great location. Conveniently located in Warrington, just off Easton Road (Route 611) and minutes from The PA Turnpike, County Line Road, York Road (Route 232), and Street Road (Route 132).
RENTAL RATES:	\$1600.00 per month plus utilities. (Taxes, Fire and Extended Coverage Insurance, and Common Area Maintenance are included in the rent.)

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FRONT OF 262 TITUS AVENUE, SUITE B-102

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OFFICE SPACE IN 262 TITUS AVENUE, SUITE B-102

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**INSIDE OF WAREHOUSE AT 262 TITUS AVENUE, SUITE B-102
(SHOWING FRONT OVERHEAD DOOR AND LOFT AREA)**

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INSIDE OF WAREHOUSE AT 262 TITUS AVENUE, SUITE B-102

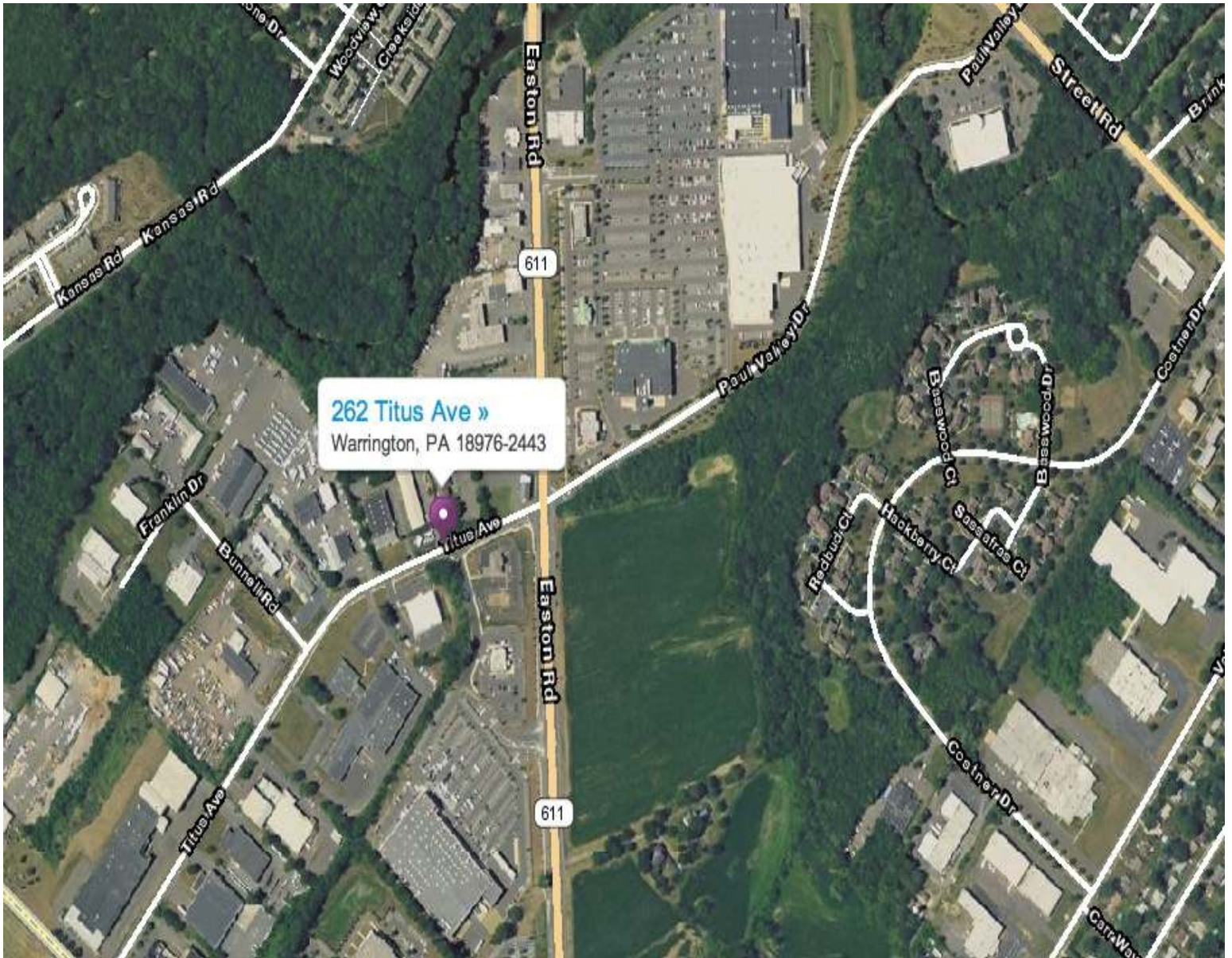
(SHOWING REAR OVERHEAD DOOR)

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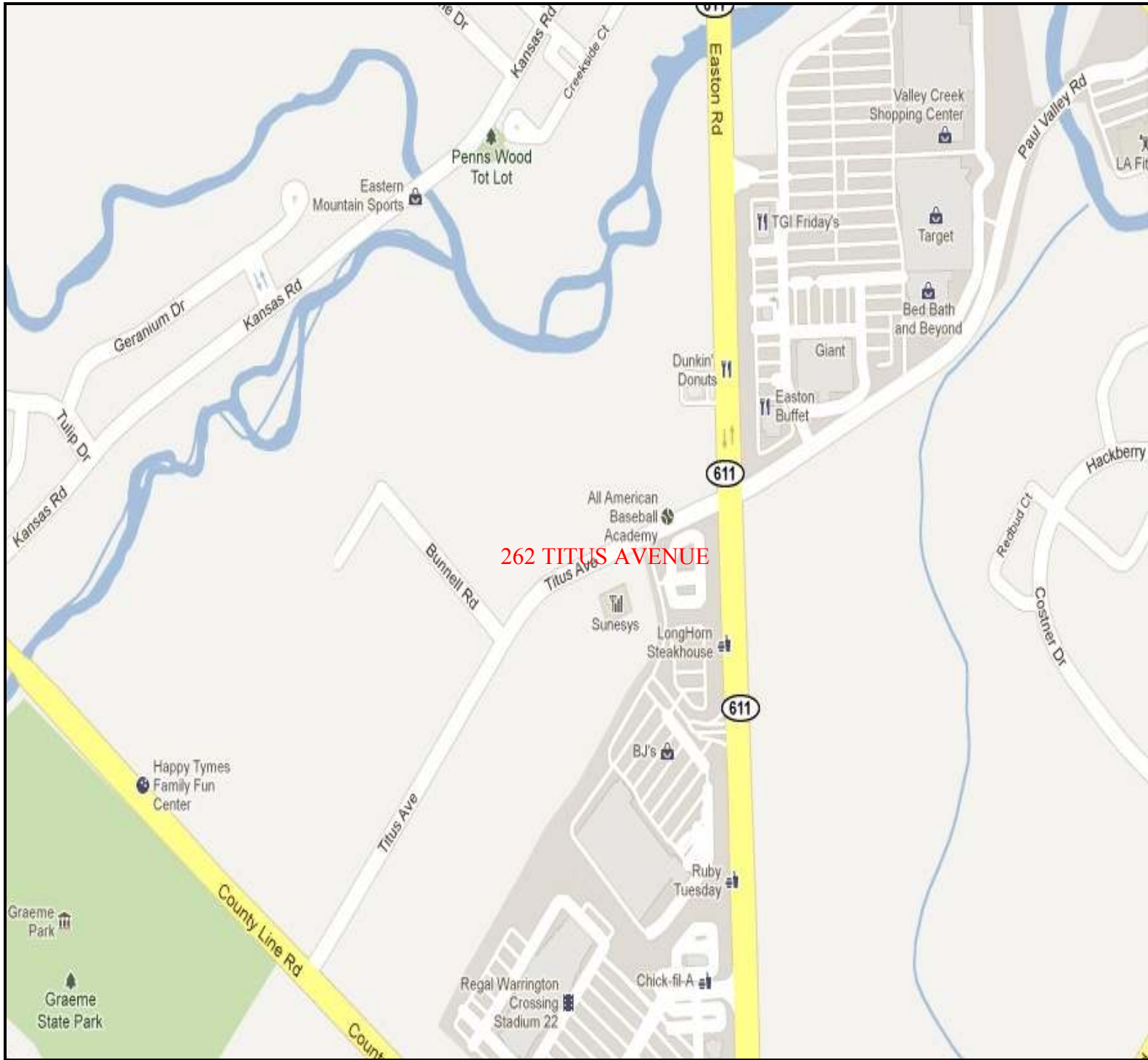
REAR ENTRANCE OF 262 TITUS AVENUE, SUITE B-102

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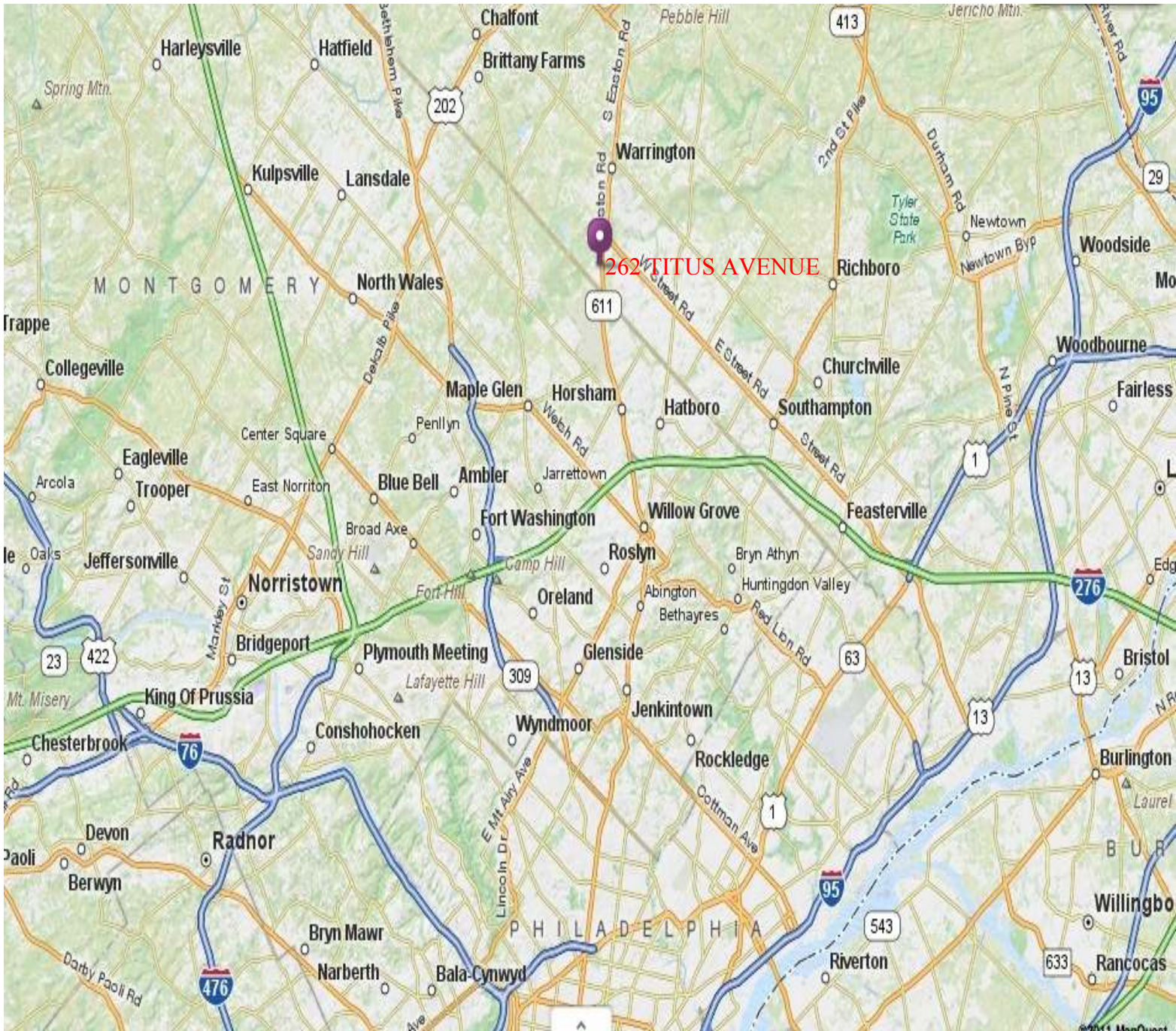
**262 TITUS AVENUE, SUITE B-102
AERIAL VIEW**

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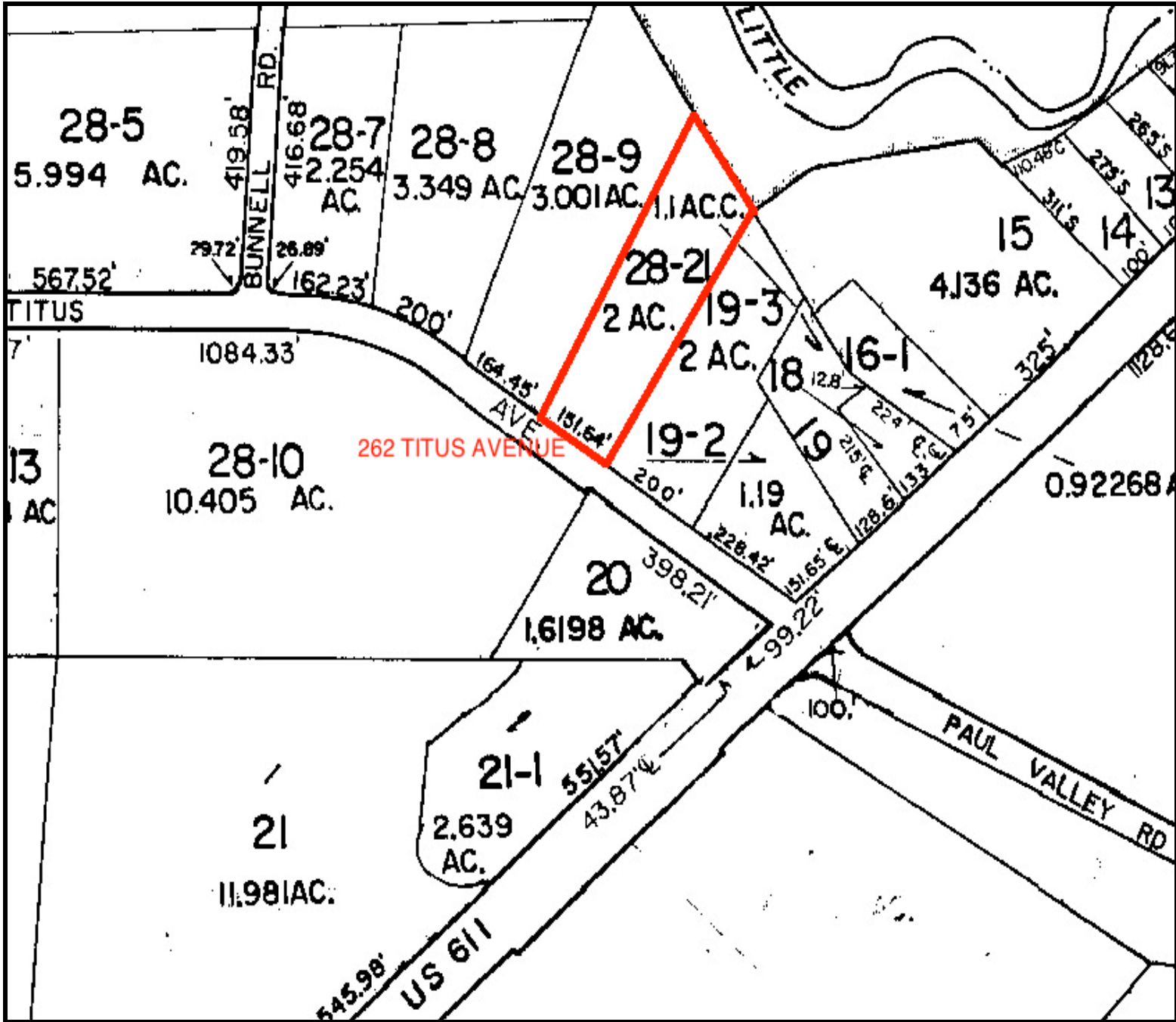
**262 TITUS AVENUE, SUITE B-102
LOCAL MAP**

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262 TITUS AVENUE, SUITE B-102 REGIONAL MAP

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**262 TITUS AVENUE
TAX MAP**

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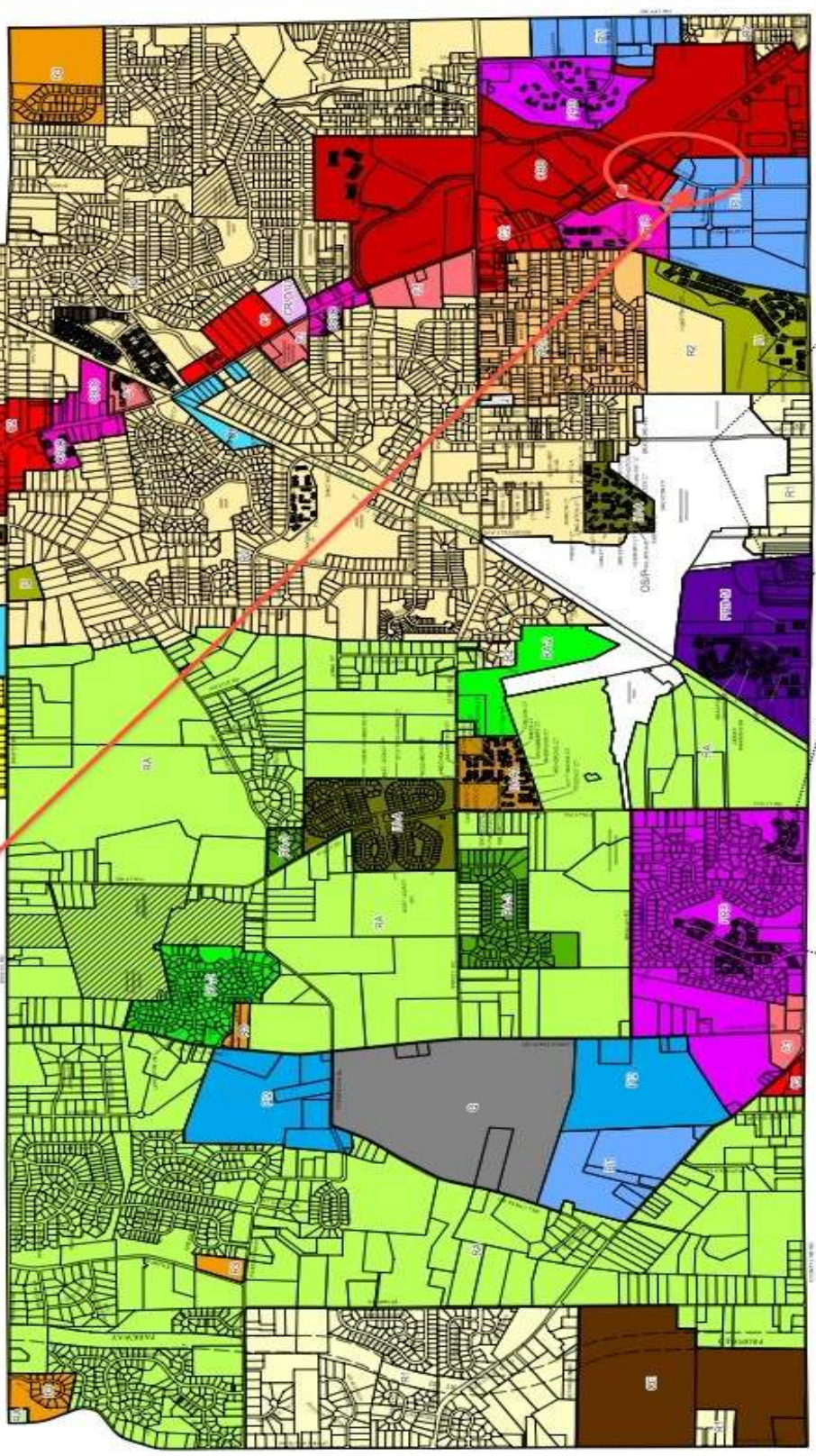
Warrington Township ZONING MAP

Bucks County, Pennsylvania

Zoning Legend

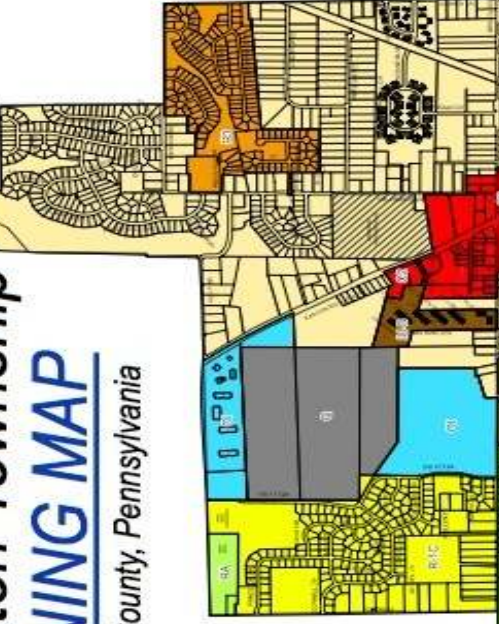
- RY LOW DENSITY RESIDENTIAL
- R1C RESIDENTIAL SINGLE FAMILY CLUSTER
- R2 MEDIUM DENSITY RESIDENTIAL
- R2A RESIDENTIAL SPILL
- R3 RESIDENTIAL SINGLE FAMILY CLUSTER
- RA RESIDENTIAL AGRICULTURAL
- RA2 RESIDENTIAL AGRICULTURAL
- RA3 RESIDENTIAL AGRICULTURAL
- I INSTITUTIONAL
- IA INSTITUTIONAL - AGE QUALIFIED RESIDENTIAL
- IAA1 INSTITUTIONAL - AGE QUALIFIED RESIDENTIAL
- IAA2 INSTITUTIONAL - SENIOR RESIDENTIAL COMMUNITY
- CE CONVENTORY
- C1 COMMERCIAL
- CE2 COMMERCIAL
- CE3 CENTRAL BUSINESS DISTRICT
- COB2 COBBLE RESIDENTIAL OFFICE
- COB3 COMMON RESIDENTIAL OFFICE - INSTITUTIONAL
- PHD PLANNED RESIDENTIAL DEVELOPMENT - MOBILE HOME
- PHM PLANNED RESIDENTIAL DEVELOPMENT - MOBILE HOME
- J JAWNBOD
- O1 OFFICE INDUSTRIAL
- PI1 PLANNED INDUSTRIAL
- PI2 PLANNED INDUSTRIAL
- Q QUARRY
- QSP OPEN SPACE/PARKLAND
- PS PUBLIC SCHOOLS
- LA LOCAL GOVERNMENT ADMINISTRATION
- JOINT RESERVE BASE ACCIDENT POTENTIAL ZONE

262 Titus Avenue
Warrington, PA 18976-2443



ZONING MAP
TOWNSHIP OF WARRINGTON
BUCKS COUNTY, PENNSYLVANIA
WARRINGTON, PA
WARRINGTON TOWNSHIP
802 EASTON ROAD
WARRINGTON, PENNSYLVANIA 18976
Council: Engineering Corporation

DATE: 11/15/2011
SCALE: 1"=100'
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN
APPROVED: J. B. BROWN



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Township of Warrington, PA

Part 12. PI-1 PLANNED INDUSTRIAL DISTRICT

§ 1201. General Description and Purpose.

[Ord. 85-2, 3/5/1985, § 1201]

1. The PI-1 Planned Industrial District is hereby established as a district in which the regulations are intended to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Chapter.

2. Consistent with the general purpose of this Chapter, the specific intent of this Part is:

A. To encourage the construction on and continued use of the land in the district for industrial purposes.

B. To prohibit any use which would substantially interfere with the development, continuation or expansion of industrial uses in the district.

C. To establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.

§ 1202. Permitted Uses.

[Ord. 85-2, 3/5/1985, § 1202; as amended by Ord. 92-4, 4/14/1992] The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings on premises for the following uses and no other:

A. Any manufacturing, wholesale, or distributing use which meets the provisions of § 1006, Performance Requirements, as follows:

(1) Any manufacturing, compounding, processing, packaging, or treatment of the following previously prepared materials: bone, cork, feathers, cellophane, ceramics, felt, fur, glass, hair, horn, paper, pharmaceutical, plastics, shells, iron and steel, aluminum, leather, plaster, metals, precious and/or semiprecious stones, wood, yarns, containers or novelties from paper or cardboard, natural or synthetic rubber, tobacco, textile or textile products, and perfumes.

(2) The manufacture of musical instruments, toys, novelties, electrical or electronic devices; home, commercial and industrial appliances and instruments, including the manufacture of accessory parts or assemblies; dental and medical equipment; watches and clocks; optical goods, drafting equipment, and canvas products.

(3) Storage buildings and warehouses; parking garages and lots.

(4) Laboratories; experimental, research or testing.

(5) Carpet or rug cleaning; laundry, cleaning and dyeing plant.

(6) Wholesaling and distributing activities.

(7) Light metal processing as follows: cleaning, finishing, grinding, heat treating, plating, polishing, rust-proofing, and sharpening; metal stamping and extrusion of small products; similar metal working processes.

(8) Job printing, newspaper or book publishing, electronics and small parts assembly or manufacture.

(9) Baking and food processing.

(10) Electronics and small parts assembly or manufacture.

(11) Manufacture and/or storage of construction materials and equipment.

B. Dwelling quarters for watchmen or caretakers employed on the premises shall be permitted in connection with any industrial establishment.

C. Miniwarehouses.

D. Commercial uses clearly intended to service the employees of establishments on the site. Customary accessory uses and structures which are clearly incidental to permitted main uses and structures.

E. Commercial recreational facilities.

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F. Professional and business office facilities.

G. Food preparation and serving areas as an accessory use to uses specified in this Section.

H. Signs, in accordance with Part 22.

I. Accessory retail sales use to a commercial business may be allowed provided the retail sales portion of the business is less than 15% of the annual gross receipts. A letter of certification shall be filed with the Township certifying the percentage of retail sales for the previous year.

§ 1203. Conditional Uses.

[Ord. 85-2, 3/5/1985, § 1203; as amended by Ord. 92-4, 4/14/1992; by Ord. 94-7, 8/23/1994, § 2; and by Ord. 98-10, 4/28/1998, § I(2)] The following uses may be permitted as conditional uses by the Board of Supervisors under the provisions of § 2302 and the following limitations:

A. An outdoor retail product display may be allowed provided the display area is less than 5% of the gross square footage of the building(s) on site.

B. Truck terminal or transfer station for freight or goods; provided:

(1) Trucks with compressors shall be located within a quadrangle of buildings or walls of sufficient height to deflect noise away from adjoining properties.

(2) Such shall be screened from all adjacent properties in accordance with the provisions of this chapter.

(3) Such use shall take access from Route 611 on Titus Drive.

C. Communications antennas mounted on an existing public utility transmission tower, building or other structure, communications towers and communications equipment buildings.

§ 1204. Special Exceptions.

[Ord. 85-2, 3/5/1985, § 1205] None.

§ 1205. Area Requirements.

[Ord. 85-2, 3/5/1985, § 1205; as amended by Ord. 95-9, 11/14/1995, § 1]

1. General Requirements.

A. Minimum lot area, two acres.

B. Minimum lot width at setback line, 175 feet.

C. Maximum percent of lot to be covered by buildings (principal and accessory combined), 35%.

D. Maximum percent of lot to be covered by impervious surfaces, 70%.

E. Minimum Building Setback.

[Amended by Ord. 2011-O-07, 6/28/2011]

(1) The front yard setback line shall be 75 feet from the ultimate right-of-way, subject to the provisions of §§ 2309 and 2310. For nondedicated roads or access drives, the front yard setback shall be measured from the near edge of the cartway or extension thereof.

(2) The side yard setback shall be 20 feet minimum per side (except that no industrial building or structure shall be located closer than 100 feet from any agricultural or residential district boundary line or from an existing residential use).

(3) The rear yard setback shall be 50 feet (except that no industrial building or structure shall be located closer than 100 feet from any agricultural or residential district boundary line or from an existing residential use).

F. The maximum building height (occupied space) shall be 35 feet with required building setbacks.

[Added by Ord. 2011-O-07, 6/28/2011]

(1) For parcels greater than 25 acres in size, the occupied space of a building may be increased to a maximum height of 45 feet, provided that at least one of the following requirements is satisfied:

(a) An increase in the maximum front yard setback at a minimum rate of five feet of additional front yard setback for each additional one foot of building height greater than 35 feet.

(b) Any portion of a building above 35 feet shall be erected so as to not protrude above a recession plane starting from the minimum seventy-five-foot front yard setback line at a height of 35 feet, and then receding at the rate of five feet horizontal (H) recession for each

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one foot of vertical (V) height. As used herein, the “recession plane” is a plane inclined at an angle to the horizontal measured from a point that begins along the roofline at 35 feet vertically and continues at a slope of 1V:5H to the maximum allowable building height of 45 feet. (See Figure 1205.)

Figure 1205

Maximum Building Height in PI-1/PI-2 Zoning Districts

2. Special Requirements for Miniwarehouses. In addition to the other several requirements, the following special requirements shall apply:

A. Recreational vehicles, boats and trailers may be stored outside but the total area for such storage shall not exceed 3% of the lot area. The storage area shall be limited to one area on the site and shall be located behind the front line of any structures. The limits of this area shall be identified by permanent markers.

B. Each site shall provide a security system, satisfactory to the Township, which shall include either:

(1) The entire perimeter of the compound enclosed with a security fence or wall with a height of eight feet; or

(2) A full-time watchman or caretaker employed on the premises.

C. No unit may be leased for the purpose of storing products that constitute an environmental or safety hazard to the area.

D. The distance at the closest point between any two buildings or groups of attached buildings shall be not less than 30 feet, except in Office Laboratory, Limited Industrial, and Institutional Districts, where the distance shall not be less than 60 feet. In the Limited Industrial District, miniwarehouses shall require 30 feet minimum separation. In no case shall the minimum distance between buildings be less than the average height of the two buildings.

E. The use, in its entirety, shall be owned and operated as a single or common management and maintenance unit.

F. No truck or other burden vehicle shall be stored outdoors.

3. Parking for Miniwarehouse. One space for each 10,000 square feet of warehouse space, and one space for each 20 rental units.

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