



AVAILABLE

40 Jacksonville Rd
Warminster, PA

67,000 SF - 137,000 SF
on 15 ACRES



One Commerce Square
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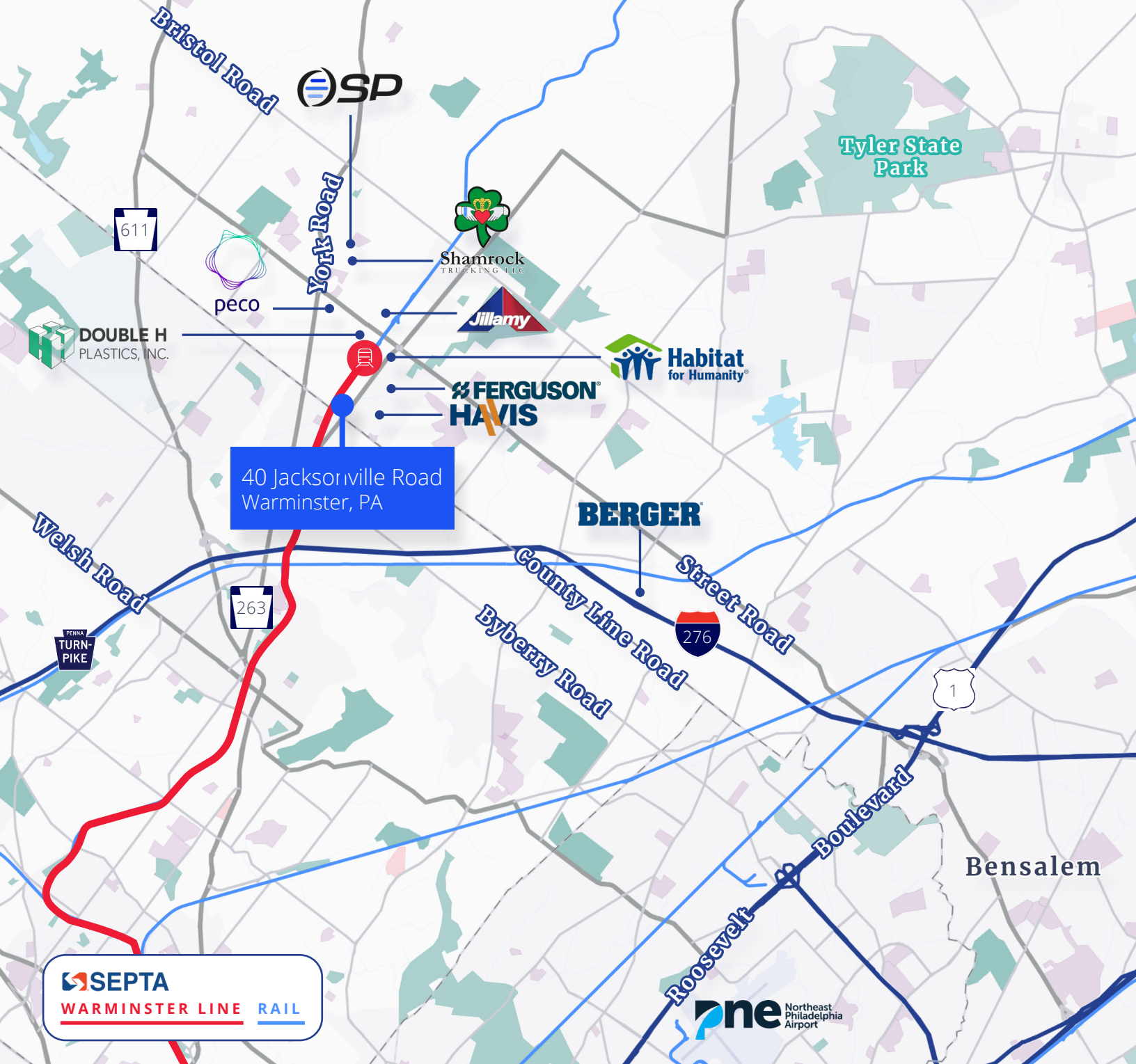
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Regional Access & Established Industrial Location

Positioned in the heart of Bucks County's established industrial corridor, [40 Jacksonville Road](#) offers exceptional connectivity to the greater Philadelphia region and surrounding Mid-Atlantic markets. The property provides immediate access to major transportation arteries and is surrounded by a strong base of industrial, manufacturing and distribution users.



Details

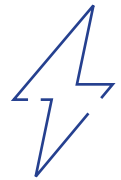
Rentable Building SF	137,000 SF
Available SF	67,000 SF - 137,000 SF
Lot Size	15 acres
Offices	2,458 SF
Ceiling Heights	Mostly 15'
Column Spacing	Mostly 23' x 18'
Loading	Four 14' high x 18' wide doors leading to interior tailgate bay
Interior Truck Bay	49' deep x 195' wide
Truck Court	135' deep x 195' wide
Rail Service	237' covered rail dock at car floor height
Lighting	LED throughout warehouse
Sprinkler	Wet system
Power	1,200 amp, 480v, 3-phase, 4-wire
Heating	New ceiling-mounted Reznor hot air blowers
Freight Elevator	12,000 lb capacity; 10' x 12' cab
Passenger Elevator	One
Parking	Abundant truck and car parking



Active Rail Service



Interior Truck Bay



Heavy Power

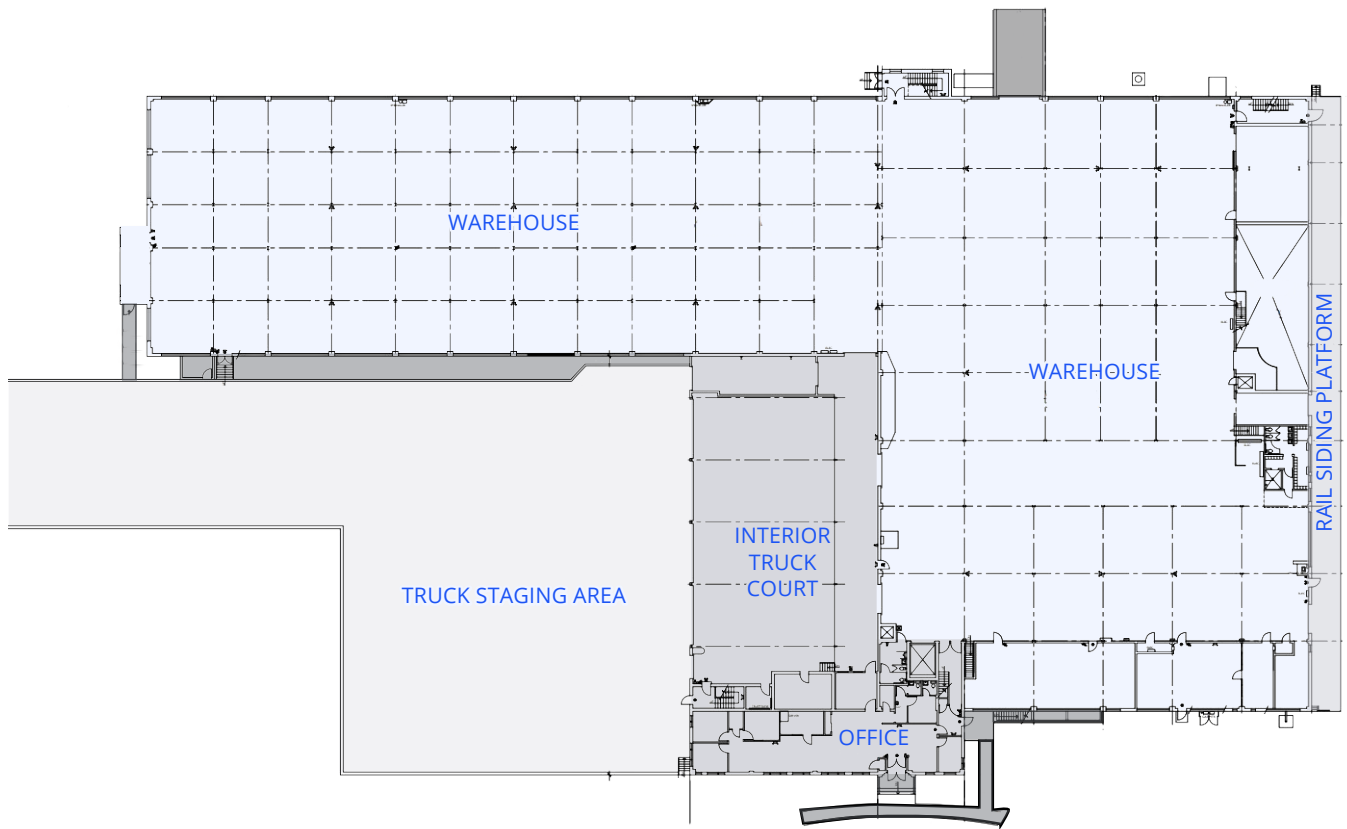


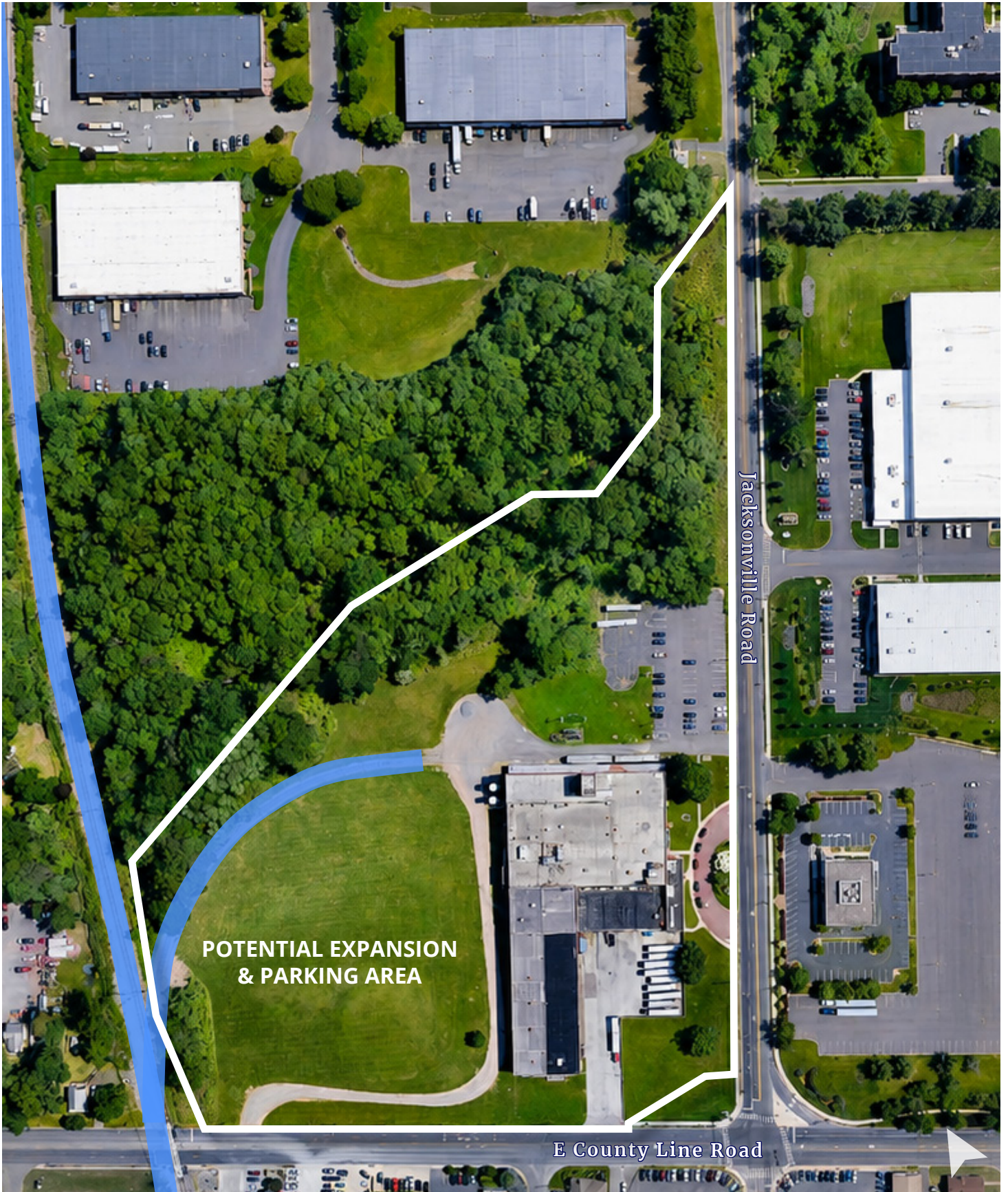
Abundant Trailer Parking



LED Lighting

Floor Plan







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CONTACT

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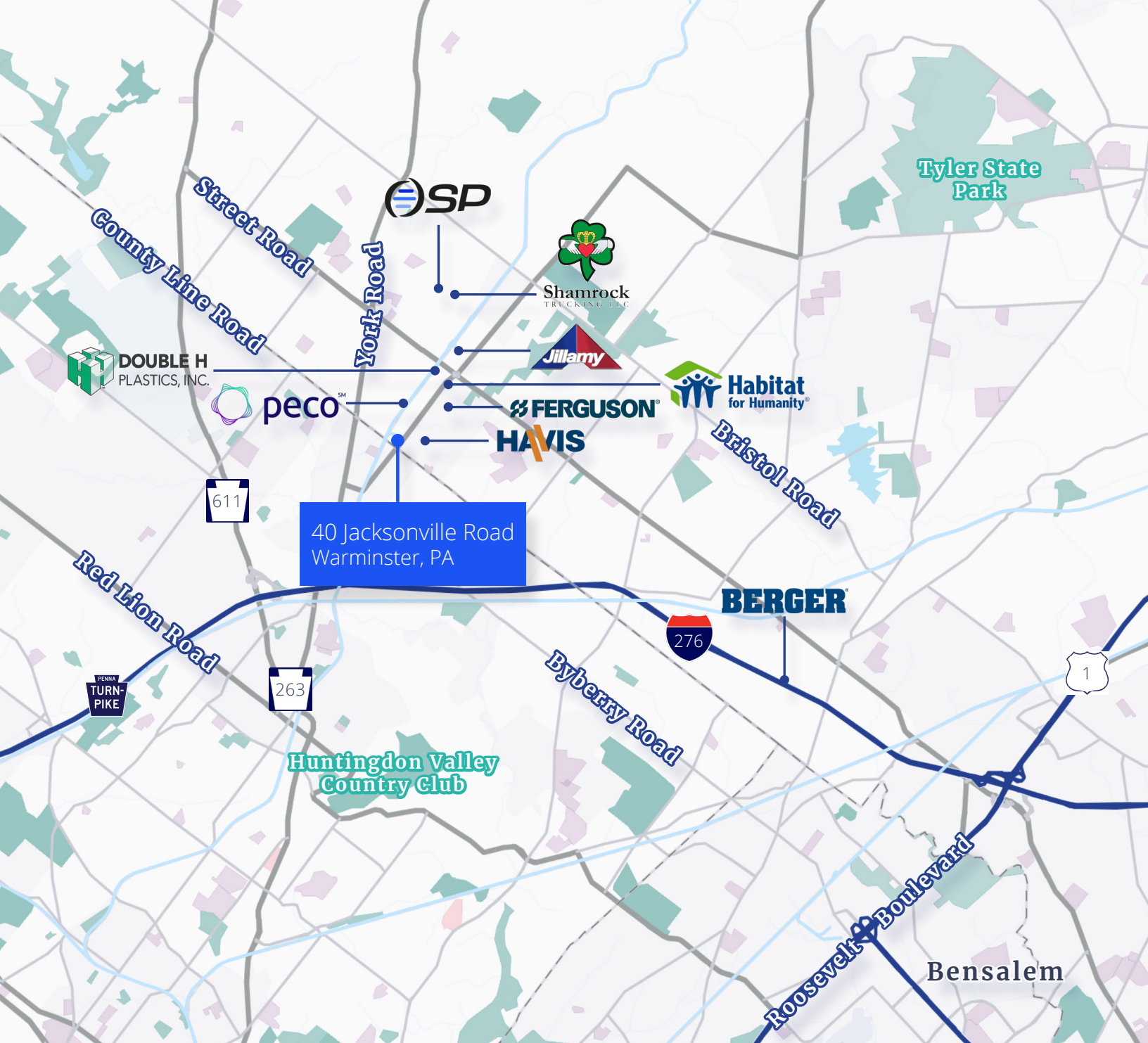
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