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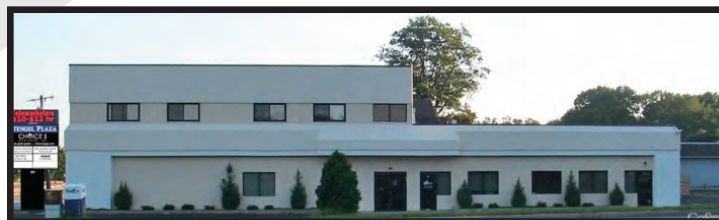
Prime Office and Retail Space

**UNDER
NEW
OWNERSHIP**



301-303 York Road • Warminster, PA

- Mixed use, multi-tenant office and retail building of approximately 11,000 square feet on York Road (Route 263).
- Space from 900-2,600 square feet available for immediate occupancy.
- Ample on-site parking for forty (40) cars.
- Average daily traffic count of 24,963 vehicles on York Road.*
- Prominent exterior monument signage featuring a digital sign board fronting York Road.
- Tenant controlled heating and cooling.
- SEPTA Commuter Bus Service available along York Road.
- Located 4.5 miles from Willow Grove Interchange of the Pennsylvania Turnpike.



NOT TO SCALE



Commercial Real Estate Services

275 Commerce Drive • Suite 104
Fort Washington, PA 19034

215-886-9400

www.situsproperties.com

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