

**BONAIR INDUSTRIAL CENTER**  
**51 ASH CIRCLE**  
**WARMINSTER, PA 18974**



**CREATING  
INCREDIBLE SPACES  
FOR INCREDIBLE  
COMPANIES**



**THE PROPERTY**

Strategically located in Bucks County, Pennsylvania. This prime location is adjacent to the Philadelphia metropolitan area. Quick access to the PA Turnpike.

**PROPERTY FEATURES**

- 18,750 of 37,500 s.f Building
- 1,720 s.f Office
- 20' 8" Clear
- 44 Parking Spaces (Approx.)
- 2 Tailgates & 1 Drive-In
- 3.9 Miles from the PA Turnpike
- 6" Reinforced Concrete
- 300' x 125' Building
- 150" x 125' Section
- Columns 41' 8" x 37' 6"
- 400AMPS; 120/208;3 Phase
- 100% Wet Sprinkler System
- Fluorescent lighting



171 Corporate Drive  
Montgomeryville, PA 18936  
[www.nappen-associates.com](http://www.nappen-associates.com)

**Here To Address  
Your Needs!**

**215-643-4848**  
**Leasing@Nappen.com**