

NATC

NORTH AMERICAN TECHNOLOGY CENTER

WARMINSTER, PA



**A Newly-Renovated Mixed-Use Business
Campus Offered at Attractive Rental Rates**



An Industrial Investments Property



OVERALL CAMPUS FEATURES:

- Light Industrial/Flex rental units from 30,000 to 300,000 sq. ft.
- Office/Computer Lab rental units from 2,500 to 150,000 sq. ft.
- Special low-interest financing available to qualified tenants
- Central location - Public transportation on site
- Ceiling heights to 26' clear; Column spans to 100' wide
- Fiber optic communications - Multiple suppliers
- Heavy 3-phase power - Dual supply feed
- Loading docks and air-conditioned offices to suit
- Fully sprinklered; Public water and sewer
- Former Navy centrifuge/flight simulator
- Raised computer floor space
- Open ground for development
- Cell tower space
- Private rail siding
- Owner-operated

NORTH AMERICAN TECHNOLOGY CENTER

NATC
WARMINSTER, PA

The North American Technology Center offers exceptional newly renovated light industrial, flex, office and computer lab space at very competitive prices. Formerly utilized for aircraft and military development and known as the Naval Air Development Center at Johnstown, NATC's facilities now form one of the region's largest multi-use complexes, providing a total of approximately 850,000 square feet of rental space on a 59 acre site which is centrally-located in Warminster, Bucks County. Rental units are tailored to suit each particular tenant's requirements.

INDUSTRIAL INVESTMENTS, INC.

Industrial Investments, Inc., headquartered in Ambler, Pennsylvania, is a family-run firm which owns and manages several million square feet of industrial, flex and office rental properties located throughout southeastern Pennsylvania, southern New Jersey and Delaware. We specialize in rehabilitating large, mixed-use properties, and also own and operate three public warehousing companies located in the Delaware Valley region.



LOCATION

The North American Technology Center is located at the intersection of Street Road (Route 132) and Jacksonville Road (Route 332) in Warminster Township, Bucks County, PA. Convenience and accessibility are outstanding. The NATC is just 4 miles from Exit 27 of the Pennsylvania Turnpike (Willow Grove) and only minutes from Interstate 95 and Route 1. The Warminster R-2 SEPTA train station is within walking distance, with SEPTA bus service to the site. Extensive parking areas serve those who drive, with 7 entrances to facilitate ingress and egress.

The North American Technology Center's accessibility and its proximity to Doylestown and the Willow Grove/Hatboro/Horsham areas provide a prime address for business and industrial interests.



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