

NATC

**NORTH AMERICAN
TECHNOLOGY CENTER**
WARMINSTER, PA 18974



SERVICE BEYOND SQUARE FEET



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 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.

BROKERS PROTECTED

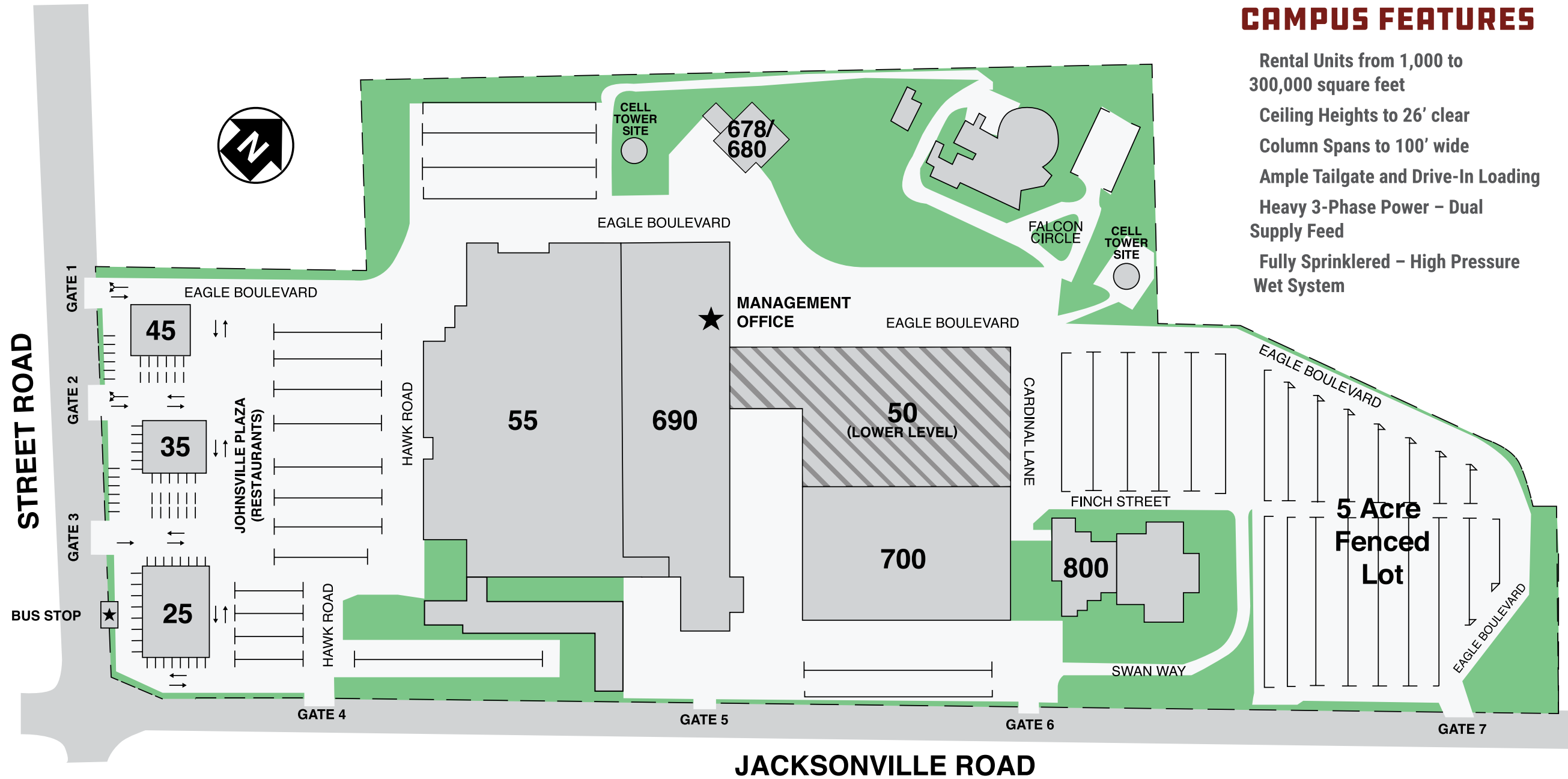
The information herein is from sources deemed reliable, but is not guaranteed. All measurements are approximate.

215.542.8017
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AN INDUSTRIAL INVESTMENTS PROPERTY

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CAMPUS FEATURES

- Rental Units from 1,000 to 300,000 square feet
- Ceiling Heights to 26' clear
- Column Spans to 100' wide
- Ample Tailgate and Drive-In Loading
- Heavy 3-Phase Power – Dual Supply Feed
- Fully Sprinklered – High Pressure Wet System

- Natural Gas Heating
- Public Water and Sewer
- Reinforced Concrete Floors
- Air-Conditioned Offices to Suit
- Fiber Optic Communications – Multiple Suppliers
- Cell Tower Space Available – Multiple Towers
- Several Hundred Car Parking
- Accessory Trailer Parking Available
- Paved Lot for Future Development
- Centrally Located with Bus Stop on Site, Septa Rail Station Nearby
- Multiple Restaurants on Site
- Flexible I-O Zoning – Multiple Uses Permissible by Right



NORTH AMERICAN TECHNOLOGY CENTER

The North American Technology Center offers exceptional warehouse, light industrial and flex rental space at competitive prices. Formerly known as the Naval Air Development Center at Johnsville and used by the U.S. Navy as a high-tech research facility, the NATC's facilities now comprise one of the largest multi-use business complexes in the Delaware Valley, consisting of approximately 750,000 square feet of rentable space on a 50 acre site. The complex is centrally located at the intersection of Street and Jacksonville Roads in Warminster, Bucks County and offers multiple amenities including on-site restaurants and public transportation access. Rental units are tailored to suit each tenant's requirements.



INDUSTRIAL INVESTMENTS, INC.

Industrial Investments, Inc. is a multi-generational family business that owns and manages several million square feet of warehouse, industrial and flex rental properties located throughout the greater Delaware Valley region. We take a hands-on, long-term, value-add approach to all of our projects and we strive to build lasting relationships with our tenants and to provide them with the rental space they need at the right price.