

UNDER NEW  
OWNERSHIP



## TERRY CORPORATE CENTER 105 TERRY DRIVE | NEWTOWN, PA

**7,750 SF & 10,050 SF FLEX/WAREHOUSE SUITES**  
AVAILABLE FOR LEASE

### AVAILABILITIES

**Suite 102** 7,750 SF Flex/Warehouse Suite | \$13.95 PSF NNN | Available February 2026

- Fully air conditioned, heated and sprinklered
- Private entrance and restrooms
- 18' clear height
- Two (2) tailgate height loading doors with electric controlled pit levelers
- Owner will build out office area to suit tenant's requirements

**Suite 116** 10,050 SF Flex/Warehouse Suite | \$13.95 PSF NNN | Available February 2026

- +/-2,500 SF corporate office area
- Warehouse fully heated and sprinklered
- Private entrance and restrooms
- 18' clear height
- One (1) tailgate loading door and one (1) drive-in ramp

### LOCATION

- Located 1 mile from the Route 95 exit at Newtown/Yardley.
- It is situated within the prestigious Newtown Business Commons, and is surrounded by all tenant amenities such as banks, daycare centers, shopping, restaurants, and hotels. The building is managed and maintained in a first class manner and the tenants enjoy a beautifully landscaped setting for their business.

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The  
Flynn  
Company

THE FLYNN COMPANY

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## LOCATION



## PROPERTY PHOTOS



FLOOR PLAN - SUITE 102

Existing Layout

Warehouse  
+/-7,750 SF

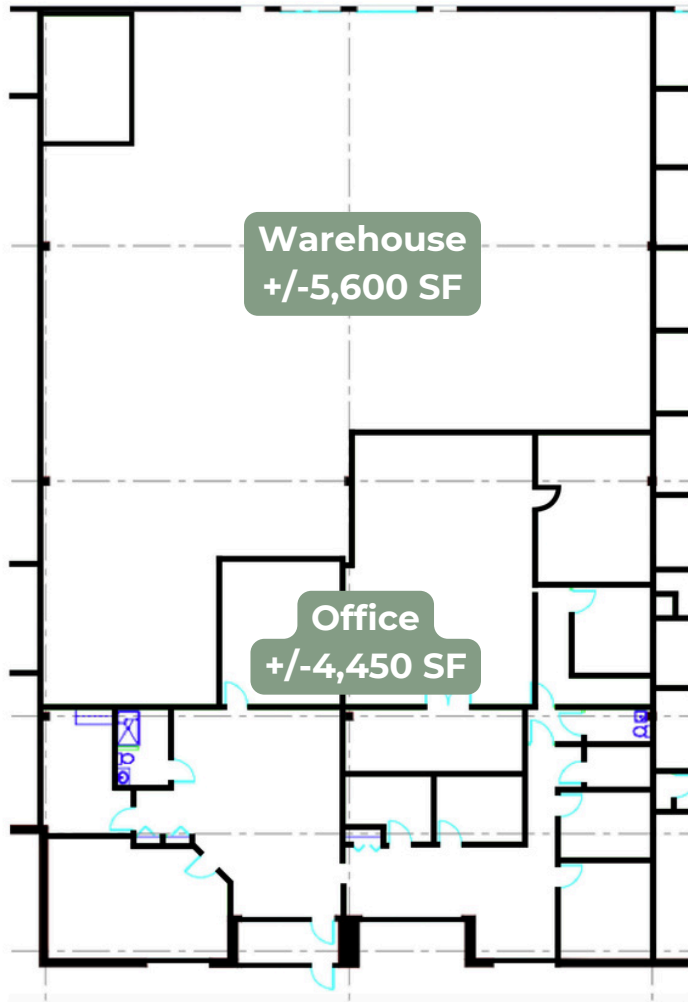
Proposed Office Concept

Warehouse  
+/-5,975 SF

Office  
+/-1,775 SF

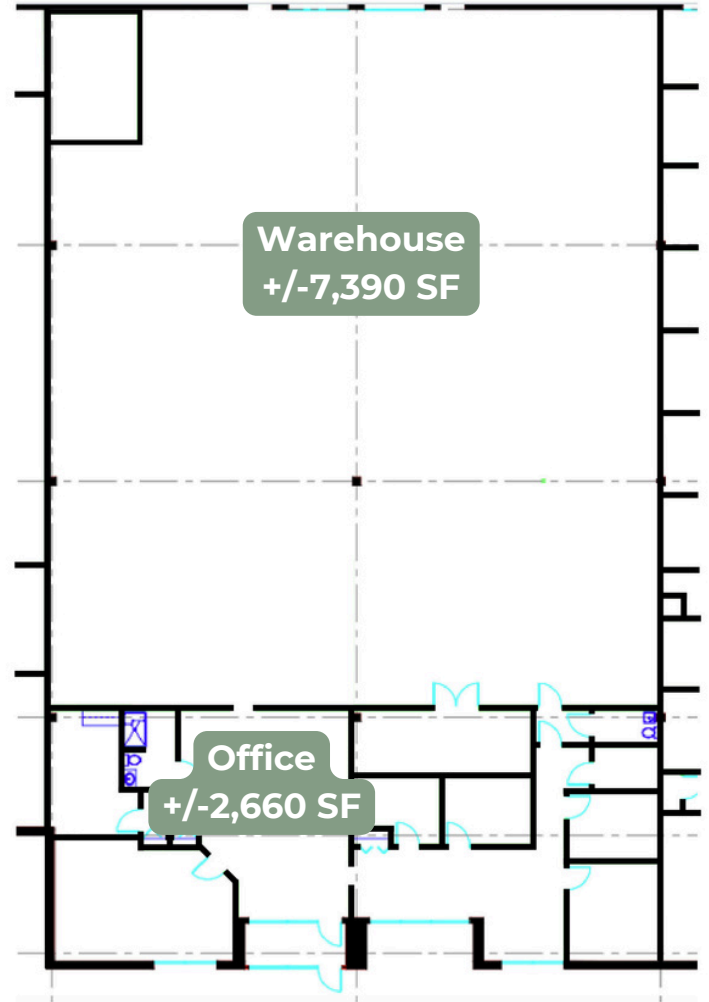
FLOOR PLAN - SUITE 116

Current Space Layout



4,450 SF Office  
18' Clear  
1 Dock  
1 Drive-in

Reduced Office Layout



2,660 SF Office  
18' Clear  
1 Dock  
1 Drive-in



