

95 JAMES WAY

SOUTHAMPTON, PA

UNDER
NEW
OWNERSHIP



Exclusively represented by:
The Flynn Company

MICHAEL BORSKI, JR., SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 146

55,000+/- SF FLEX INDUSTRIAL MULTI-TENANT BUILDING WITH SPACES FOR **SALE OR LEASE**

- ◆ ONE-STORY FLEX PROPERTY NOW AVAILABLE
- ◆ MULTIPLE DEMISING AND DRIVE-IN OPTIONS AVAILABLE
- ◆ ZONED LI - LIGHT INDUSTRIAL, UPPER SOUTHAMPTON TWP
- ◆ 100% WET SPRINKLER SYSTEM
- ◆ 4.8 ACRE PROPERTY
- ◆ ABUNDANT PARKING
- ◆ 5 MINUTE WALK FROM SEPTA STATION AT JAMES WAY AND COUNTY LINE ROAD
- ◆ SITE AND INDIVIDUAL SUITES TO UNDERGO IMPROVEMENTS INCLUDING LANDSCAPING, WHITEBOX, LED LIGHTING, OFFICE AREA UPDATES, AND EXTERIOR IMPROVEMENTS

The
Flynn
Company

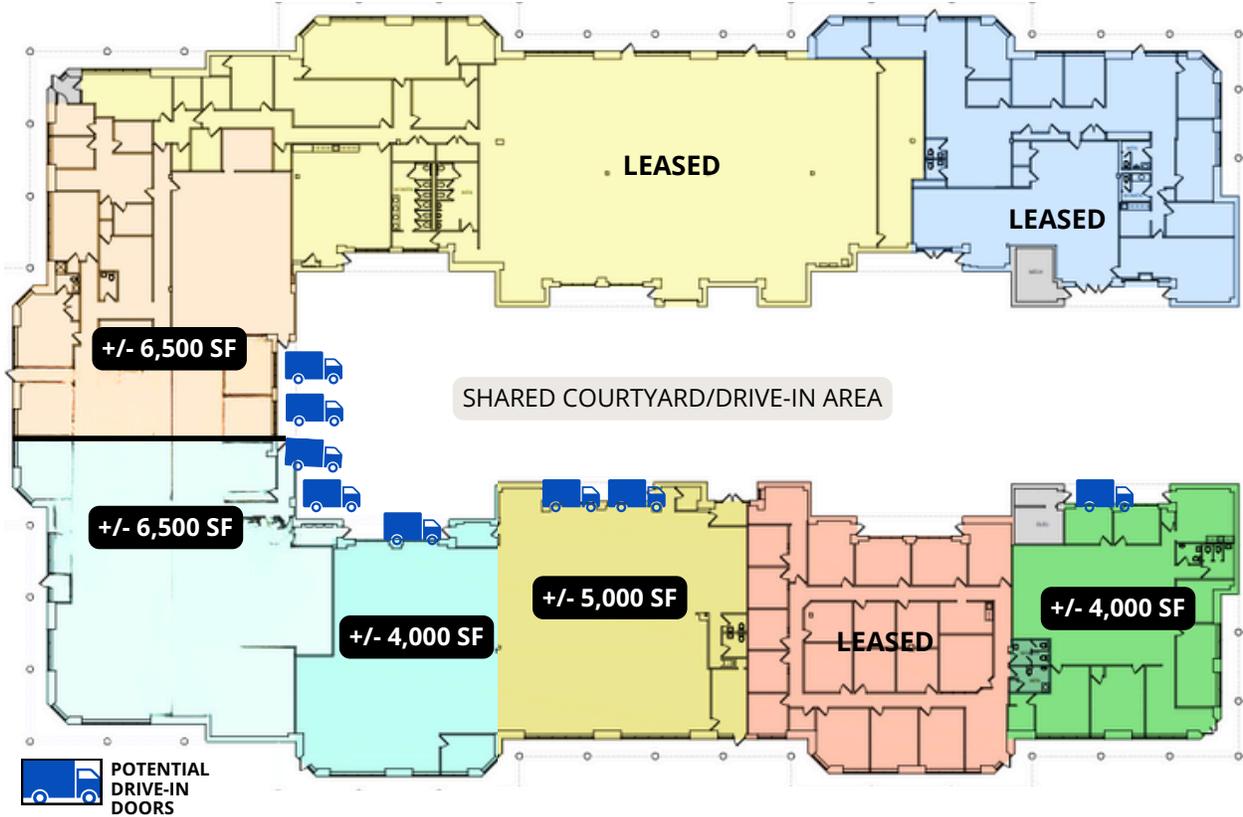
THE FLYNN COMPANY
WWW.FLYNNCO.COM

1621 WOOD STREET, PHILADELPHIA, PA 19103 215.561.6565

PROPOSED FLOOR PLAN

Conceptual plan only. Unit sizes can be reconfigured

- UNITS FOR LEASE OR **CONDO SPACE FOR SALE!**
- MULTIPLE DRIVE-IN OPTIONS PER UNIT
- SUITES TO UNDERGO RENOVATIONS



LOCATION MAP



PROPERTY PHOTOS

