

95 JAMES WAY

SOUTHAMPTON, PA

UNDER NEW
OWNERSHIP



EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY

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53,000+/- 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

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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

-  • Leased
-  • Under contract
-  • Available
-  • Sold



LOCATION MAP



PROPERTY PHOTOS

