

AVAILABLE FOR SALE

# 1085 Industrial Boulevard Southampton, Pennsylvania

25,362± SF INDUSTRIAL FACILITY



## Property Information

BUILDING SIZE	25,362± SF
BUILDING DESCRIPTION	One story industrial facility
LOT SIZE	1.5± acres
YEAR BUILT	1969
CEILING HEIGHT	13.5' to joist; 15.25' to deck
LOADING	Four (4) over-sized drive-in doors Enclosed loading dock area with two (2) recessed tailgates
CRANE	One (1) 2-ton crane Three (3) Jib cranes: One (1) 1-ton, one (1) 1½-ton, one (1) 2-ton
OFFICE AREA	2,750± SF

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## Contact Information:

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### NAI Mertz

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## Additional Property Details

<b>ELECTRIC SERVICE</b>	208v - 800a; Buss bar power distribution in portion of shop area
<b>HVAC</b>	Suspended oil fired unit heaters; 100% air-conditioned
<b>SPRINKLER</b>	100% wet sprinkler system
<b>PARKING</b>	53 parking spaces
<b>ZONING</b>	LI- Limited Industrial
<b>TAXES (2024)</b>	\$22,543 (\$0.88 PSF)
<b>PARCEL ID #</b>	48-016-151
<b>ADDITIONAL INFO</b>	<ul style="list-style-type: none"> <li>• 500 gallon above ground tank</li> <li>• 5 Smog hogs</li> </ul>

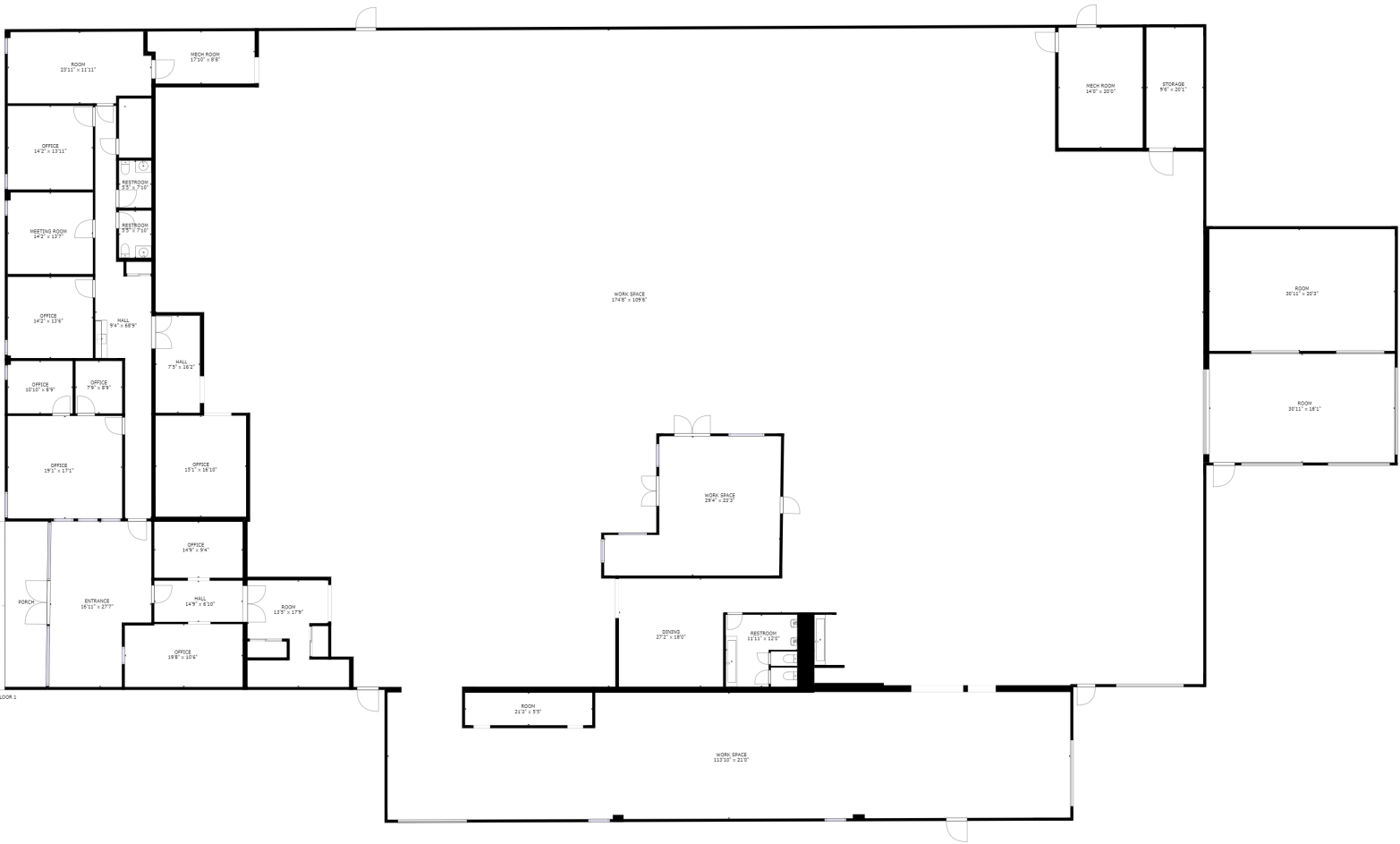
## Location Information

½ mile from Street Road. 4 miles from the Pennsylvania Turnpike. All conveniences including restaurants, fast food, dry cleaning, banking, within one mile of subject property.





# FLOORPLAN



GROSS INTERNAL AREA  
 FLOOR 1: 25362 sq ft  
 TOTAL: 25362 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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