



AVISON  
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# 1380 S Pennsylvania Ave., Morrisville, PA

16,700 SF Flex/Industrial Facility for Sale



# Property overview

**1380 S Pennsylvania Avenue** in Morrisville, Pennsylvania (the “Property”) presents a unique purchase opportunity in the heart of Morrisville, PA. The Property totals 16,700 square feet, including approximately 10,000 square feet of two-story office space and 6,700 square feet of industrial space. The industrial portion is expandable, with potential for reconfiguration or demolition to accommodate additional warehouse or production area. The site sits on 1.66 acres, providing ample parking and future development flexibility.

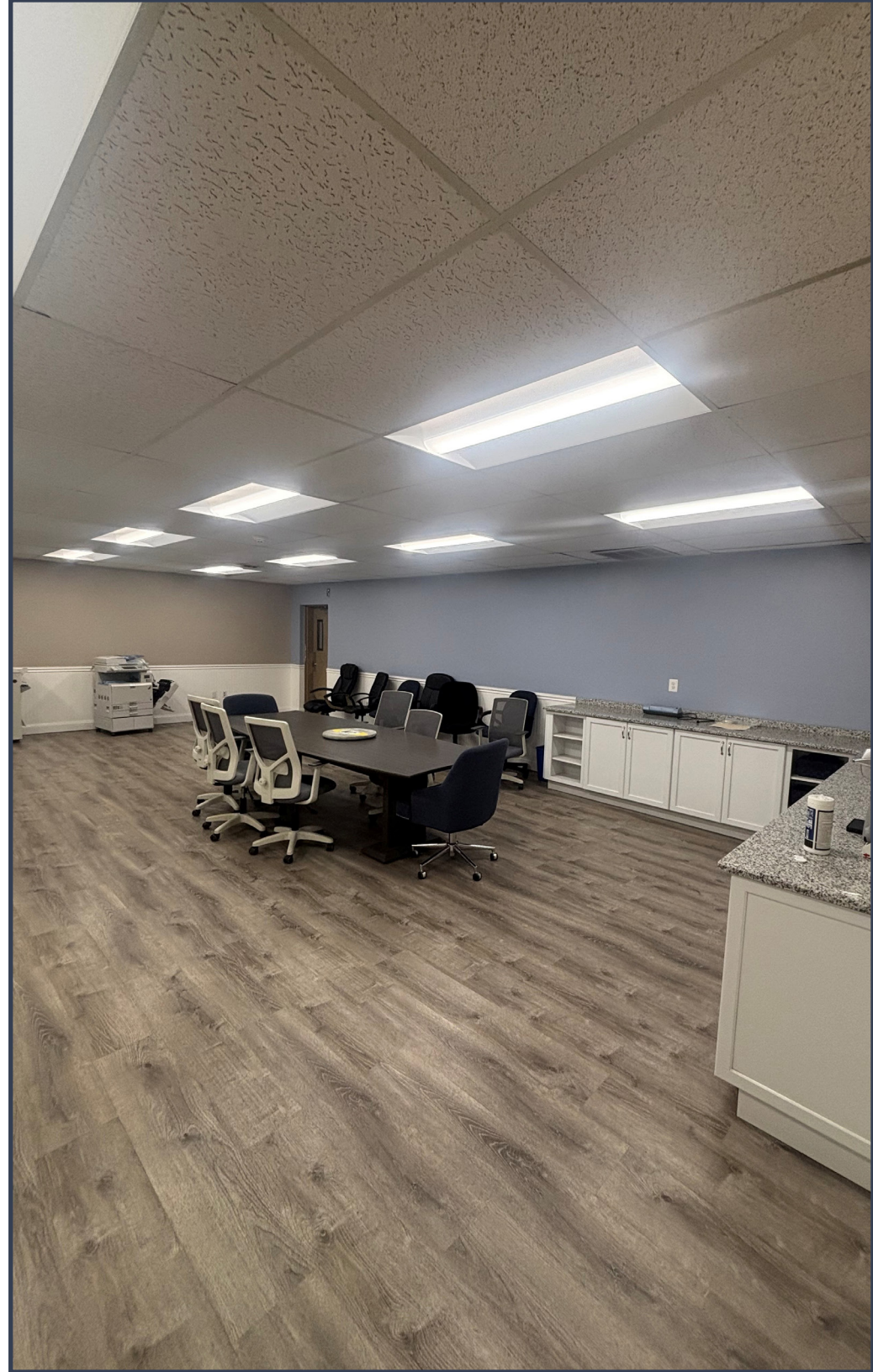
The Property features flexible zoning that permits a wide variety of commercial and industrial uses, making it well-suited for both owner-users and investors. Strategically located, the Property benefits from close proximity to U.S. Route 1, offering direct access to Interstate 295, the Pennsylvania Turnpike (I-276), and the New Jersey Turnpike. This prime location provides exceptional regional connectivity to Philadelphia, Trenton, and the greater Northeast Corridor.

Property specifications	
Address	1380 S Pennsylvania Ave. Morrisville, PA
Total SF	16,700 SF  +/- 10,000 SF of two-story office  +/- 6,700 SF of industrial space (10'-18' Clear Height)
Acreage	1.66 Acres
Drive In Doors	2
Parking	+/- 70



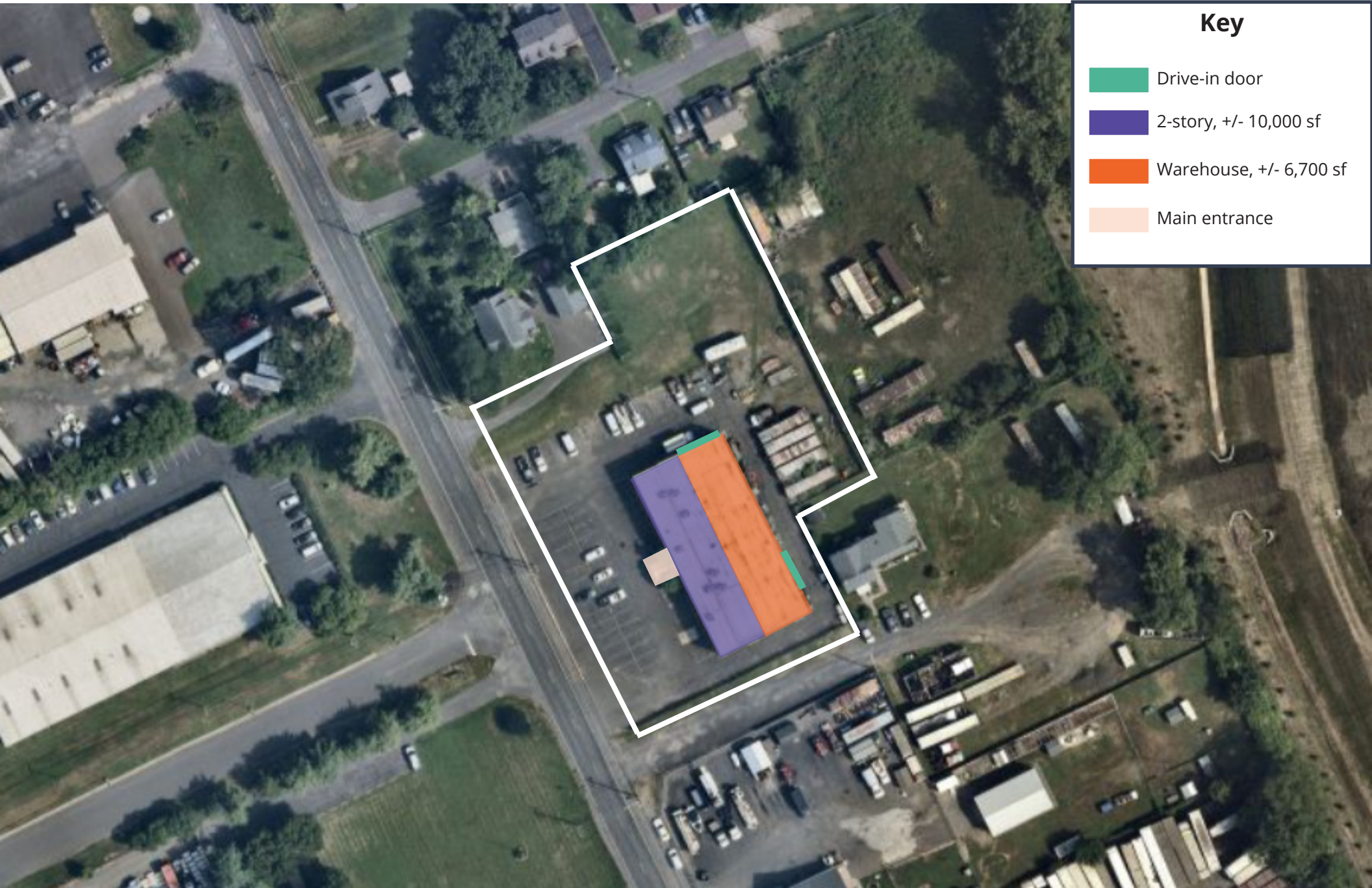


# A closer look inside the space





# Aerial view



## Key

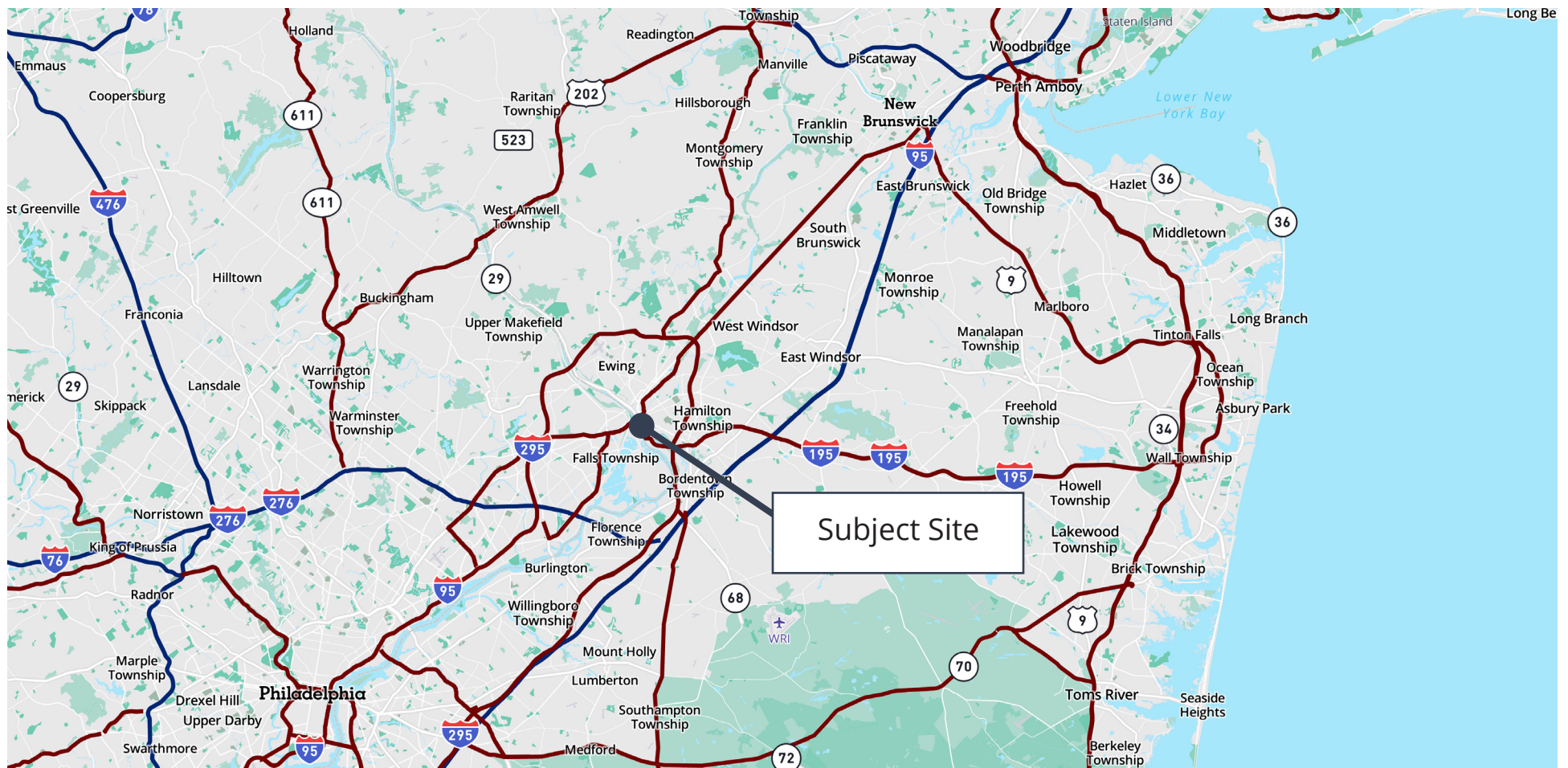
- Drive-in door
- 2-story, +/- 10,000 sf
- Warehouse, +/- 6,700 sf
- Main entrance



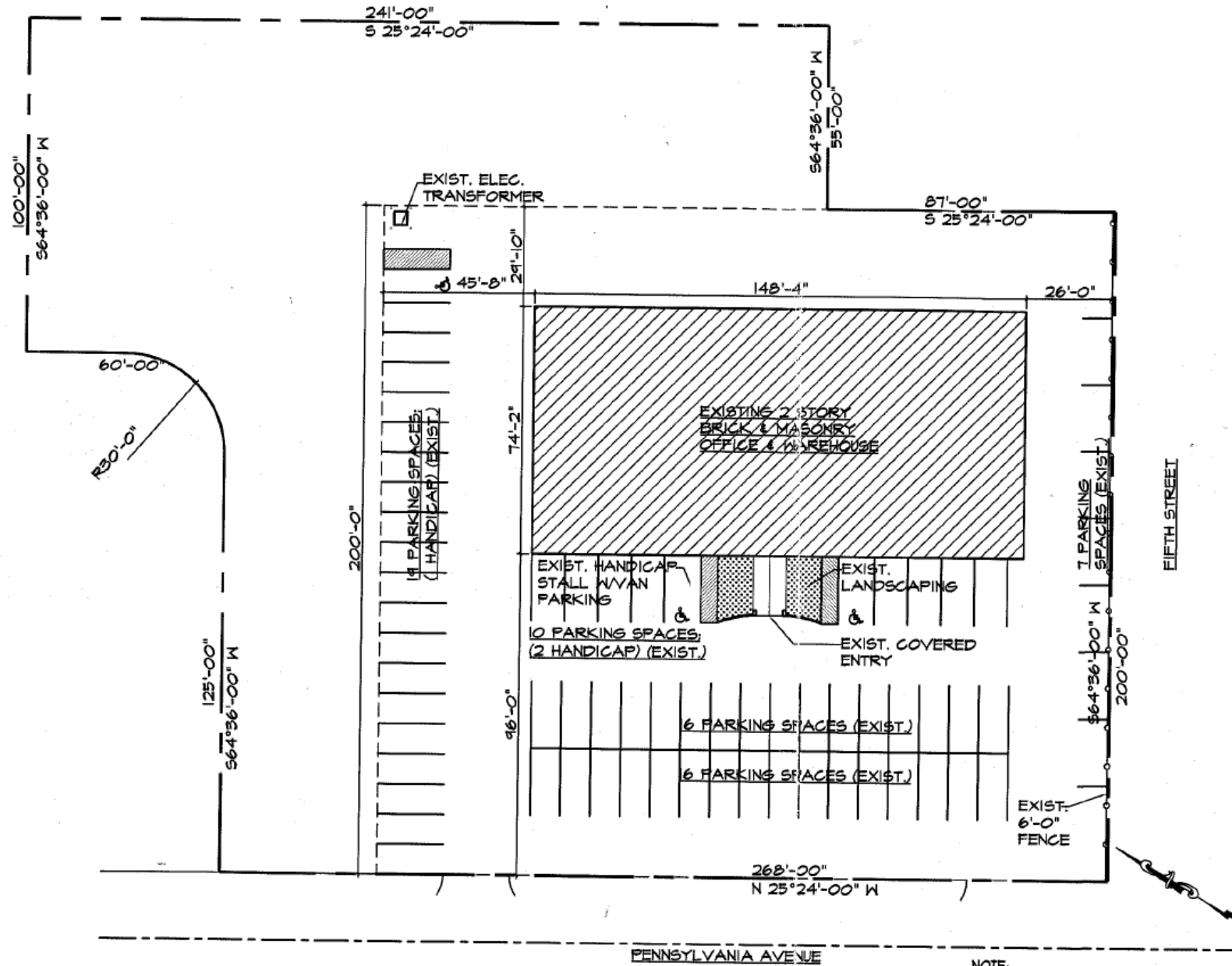
# Strategic industrial location with direct highway & rail connectivity

1380 S Pennsylvania Avenue in Morrisville, PA is well-positioned for industrial users with direct access to U.S. Route 1, I-295, and nearby I-95, enabling efficient access across the Philadelphia metro, Trenton, and Northeast markets. The location also benefits from Delaware River crossings into New Jersey, supporting regional and interstate reach.

The property is near Tyburn Railroad and Morrisville Yard, offering connections to Norfolk Southern and CSX with transload capabilities, and is supported by local transit options for workforce access. While site size and area congestion are considerations, its multimodal connectivity and central location make it highly suitable for a variety of users.



# Site plan



**If you would  
like more information,  
please get in touch.**



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