

OFFERING MEMORANDUM

Flex/Industrial Condo for Sale

1300 INDUSTRIAL BLVD, BAY#1

Southampton, PA 18966

PRESENTED BY:

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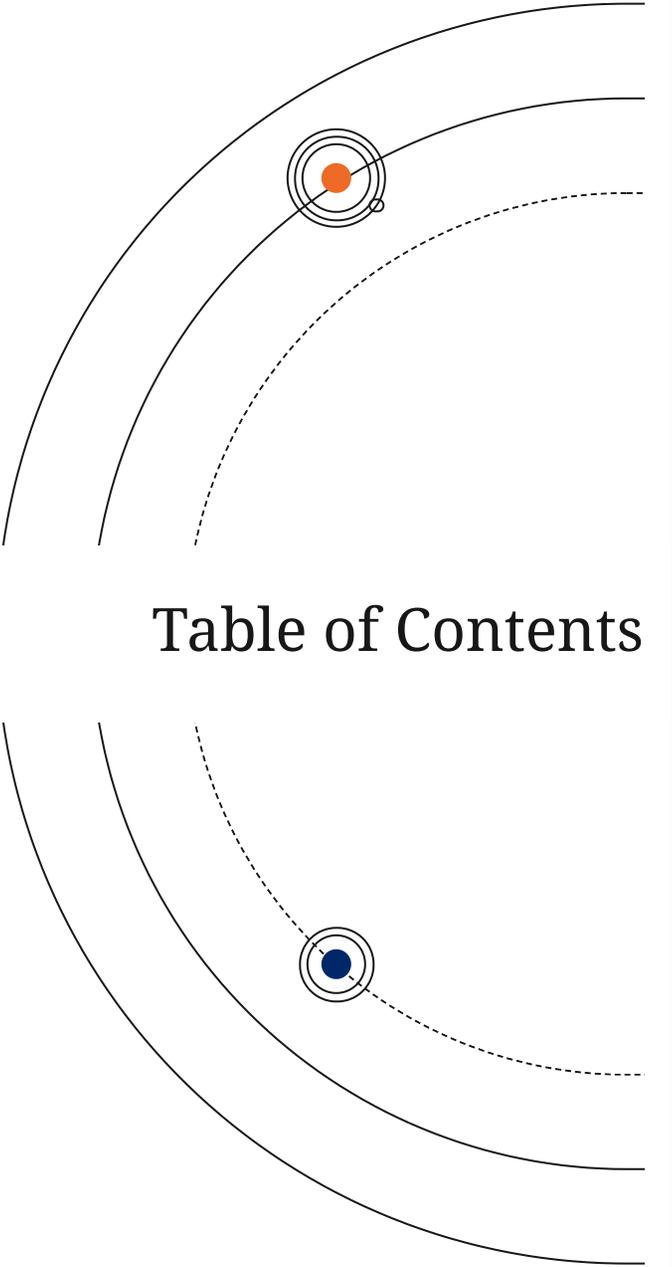


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SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$825,000
BUILDING SIZE:	5,105 SF±
LOT SIZE:	2.35 AC±
YEAR BUILT:	1974
ZONING:	LI
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Gravel Hill Rd

PROPERTY OVERVIEW

SVN is pleased to present an exceptional opportunity to acquire a versatile flex/industrial condominium just off Street Road in Southampton, Bucks County, Pennsylvania. The property offers approximately 5,105 SF± of functional space and features one loading dock (8' x 8'). It is currently configured with multiple private offices, conference rooms, a kitchenette, and an open warehouse area with mezzanine and 19 foot wall height. Ideally situated within a vibrant commercial corridor surrounded by dense residential and business communities. Excellent accessibility, signage and ample parking is available. Zoned Limited Industrial (LI), the property permits a broad range of uses by right.

LOCATION OVERVIEW

The property is located in Southampton, Bucks County, Pennsylvania, within an established commercial/industrial corridor. The property offers excellent access to major regional routes including Street Road, County Line Road, Route 1, I-95, and the Pennsylvania Turnpike, providing convenient connectivity throughout Greater Philadelphia and into New Jersey.

PROPERTY DETAILS

SALE PRICE	\$825,000
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LOCATION INFORMATION

BUILDING NAME	Southampton Industrial Mews
STREET ADDRESS	1300 Industrial Blvd, Bay#1
CITY, STATE, ZIP	Southampton, PA 18966
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Gravel Hill Rd
TOWNSHIP	Upper Southampton Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 - 4.7 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 31.9 Mi.

UTILITIES & AMENITIES

HVAC	Yes
GAS	Yes
ELECTRICAL SERVICE	400 Amps

PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial
PROPERTY SUBTYPE	Warehouse
OWNERSHIP:	Condo Fee
ZONING	LI - Limited Industrial District
LOT SIZE	2.35 AC±
APN #	48-020-042-010-0B1
RE TAXES (2025)	\$14,486
CONDO FEE	\$489/Mo
LOT FRONTAGE	195 ft
LOT DEPTH	500 ft
TRAFFIC COUNT	5,600 VPD

BUILDING INFORMATION

BUILDING SIZE	5,105 SF±
DOCK HIGH DOORS	1 (8' x 8')
WALL HEIGHT	5,105 SF±
CLEAR CEILING HEIGHT	14'9"

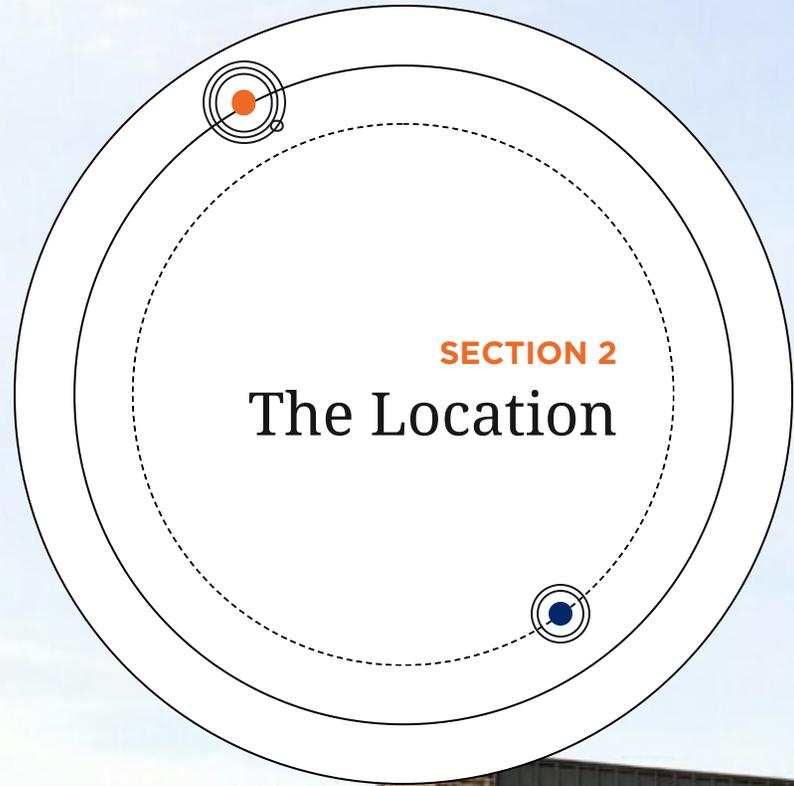
PROPERTY HIGHLIGHTS

- Flex / Industrial condominium
- Bay #1: 5,105 SF±
- Additional mezzanine space
- One (1) loading dock (8'H x 8'W)
- 19 FT wall height
- 14'9 FT clear ceiling height
- 400 amps service
- Immediate occupancy available
- Zoned Limited Industrial (LI)
- Highly accessible
- Ample parking
- Excellent signage and access
- Close proximity to major connecting routes

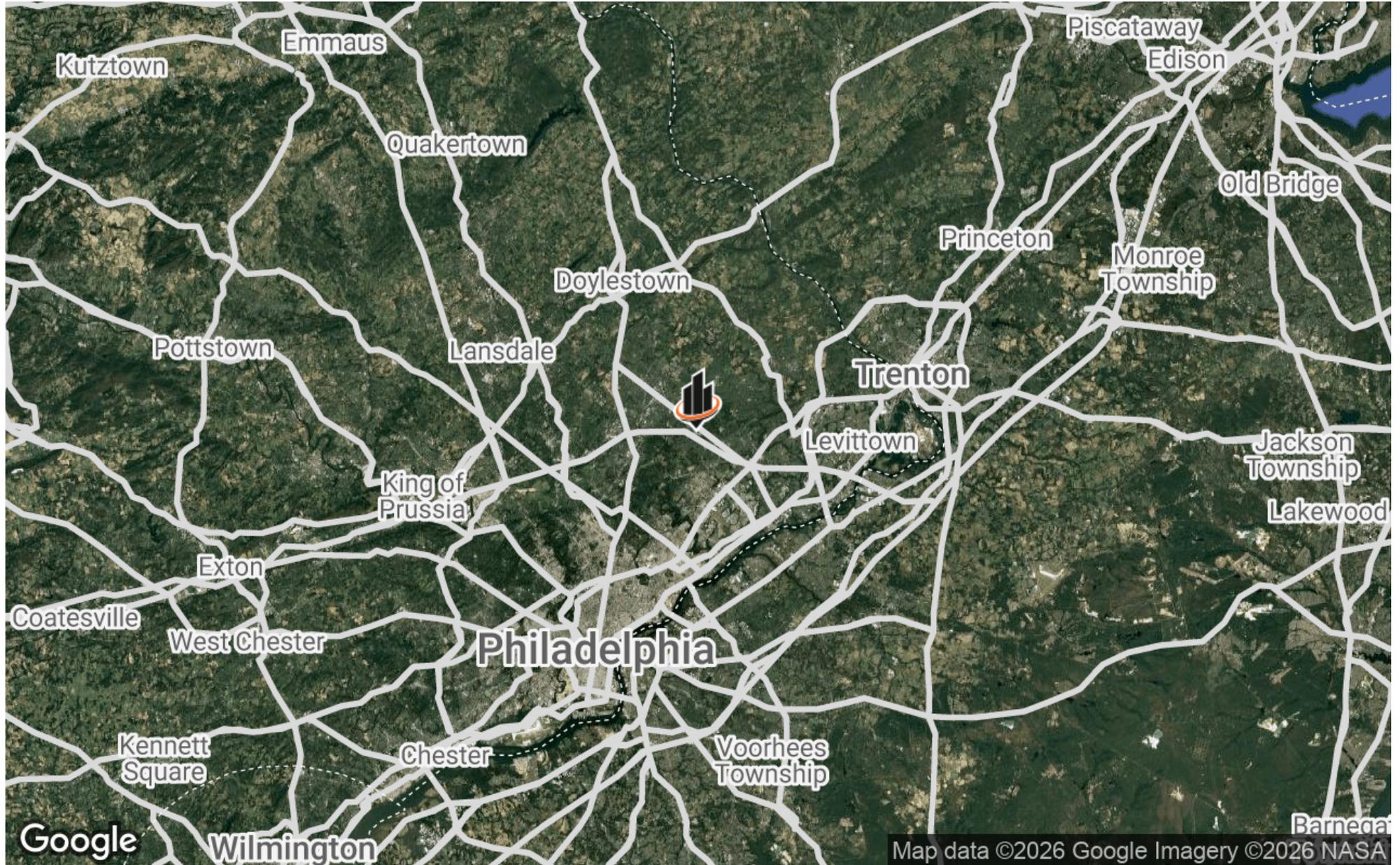


INTERIOR PHOTOS

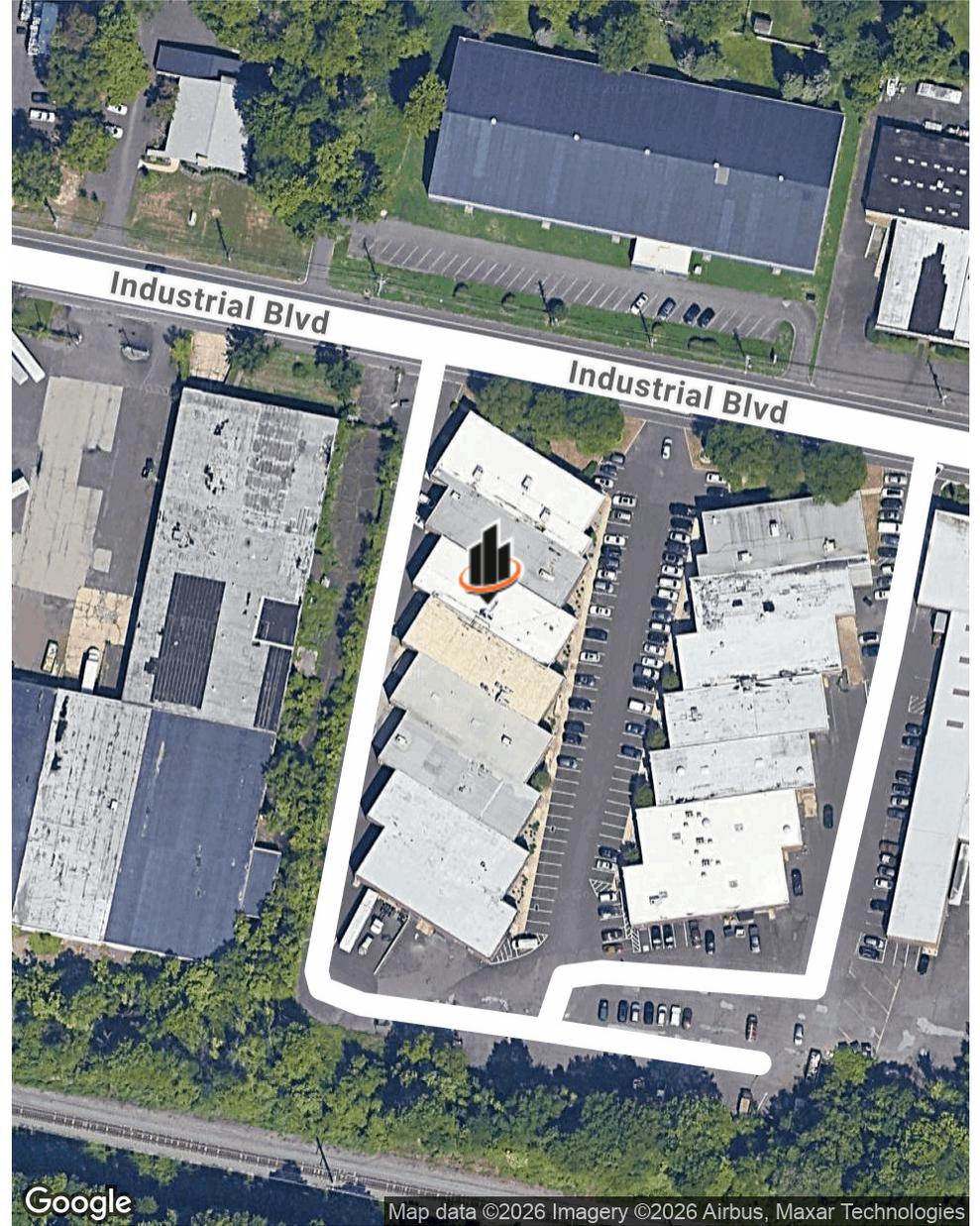
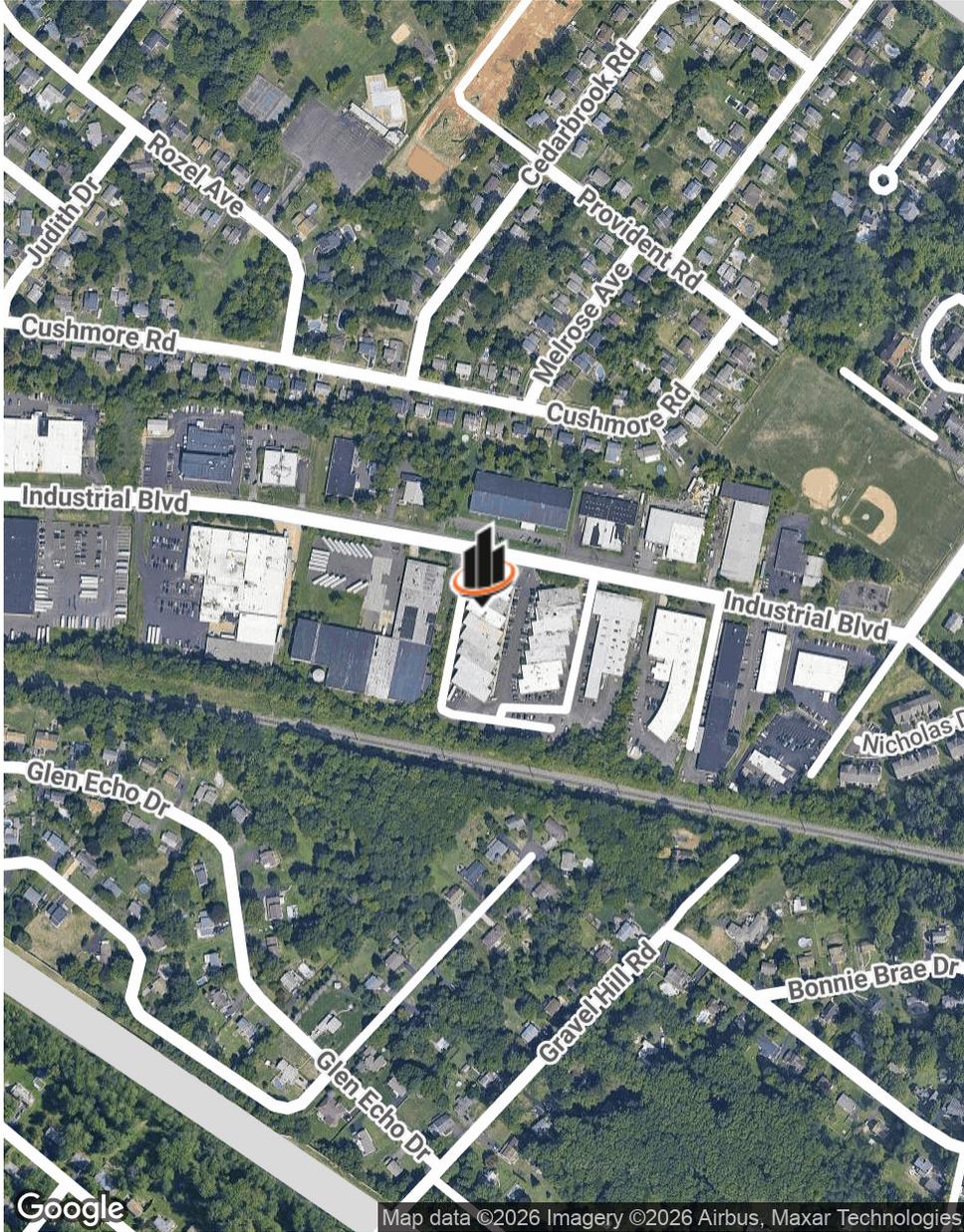


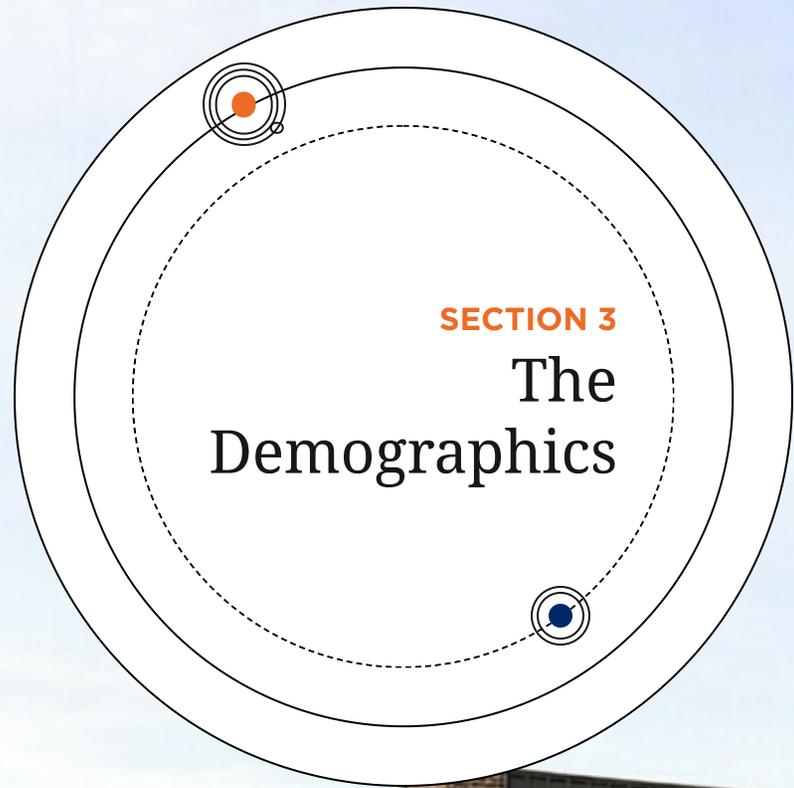


REGIONAL MAP



LOCATION MAP





SECTION 3

The Demographics



DEMOGRAPHICS MAP & REPORT

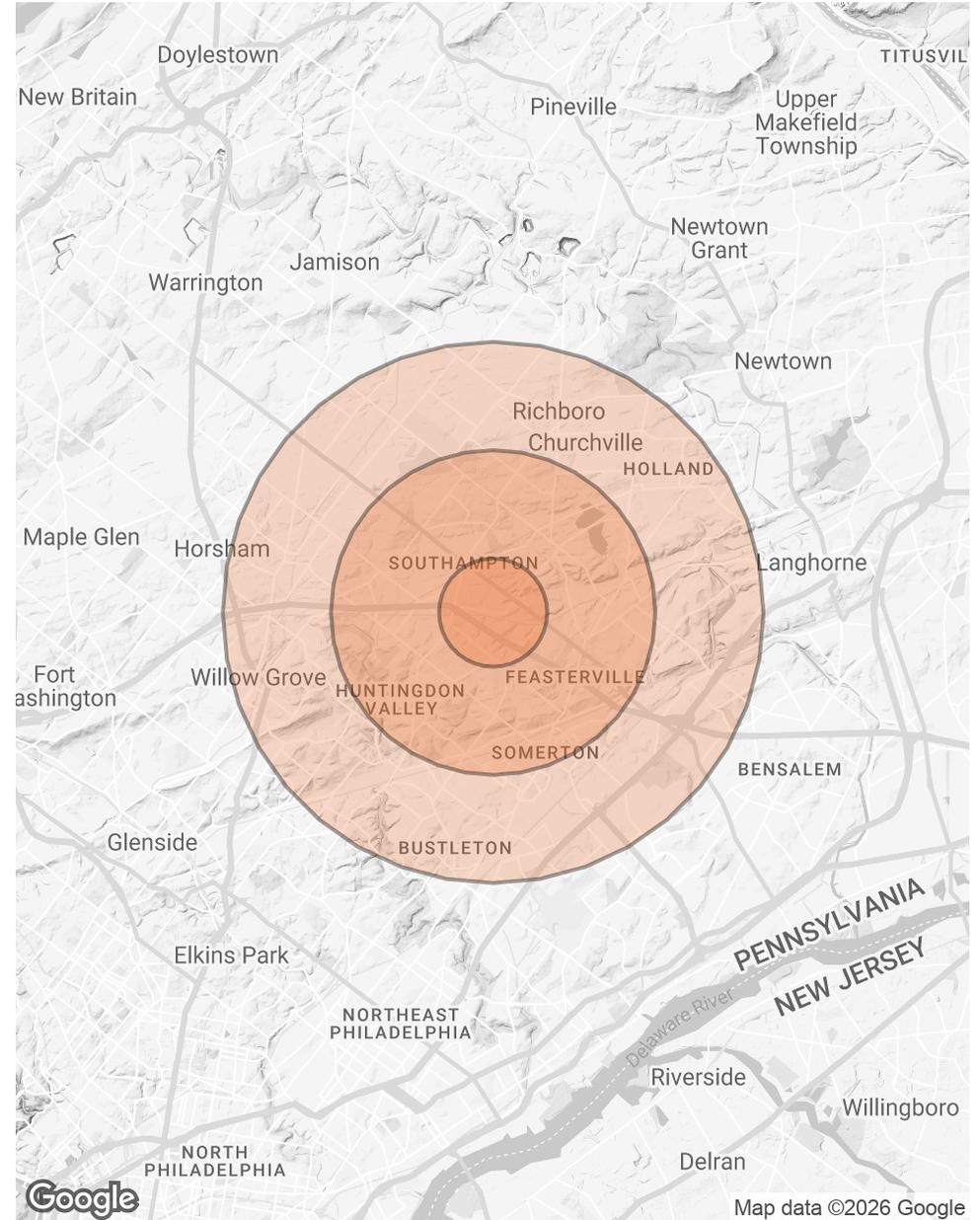
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,920	70,676	221,287
AVERAGE AGE	46	44	44
AVERAGE AGE (MALE)	45	43	43
AVERAGE AGE (FEMALE)	47	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,607	26,296	83,996
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$157,011	\$129,638	\$128,094
AVERAGE HOUSE VALUE	\$477,933	\$448,235	\$437,848

Demographics data derived from AlphaMap





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