

# 95 JAMES WAY

SOUTHAMPTON, PA

UNDER NEW  
OWNERSHIP



EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY

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## 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

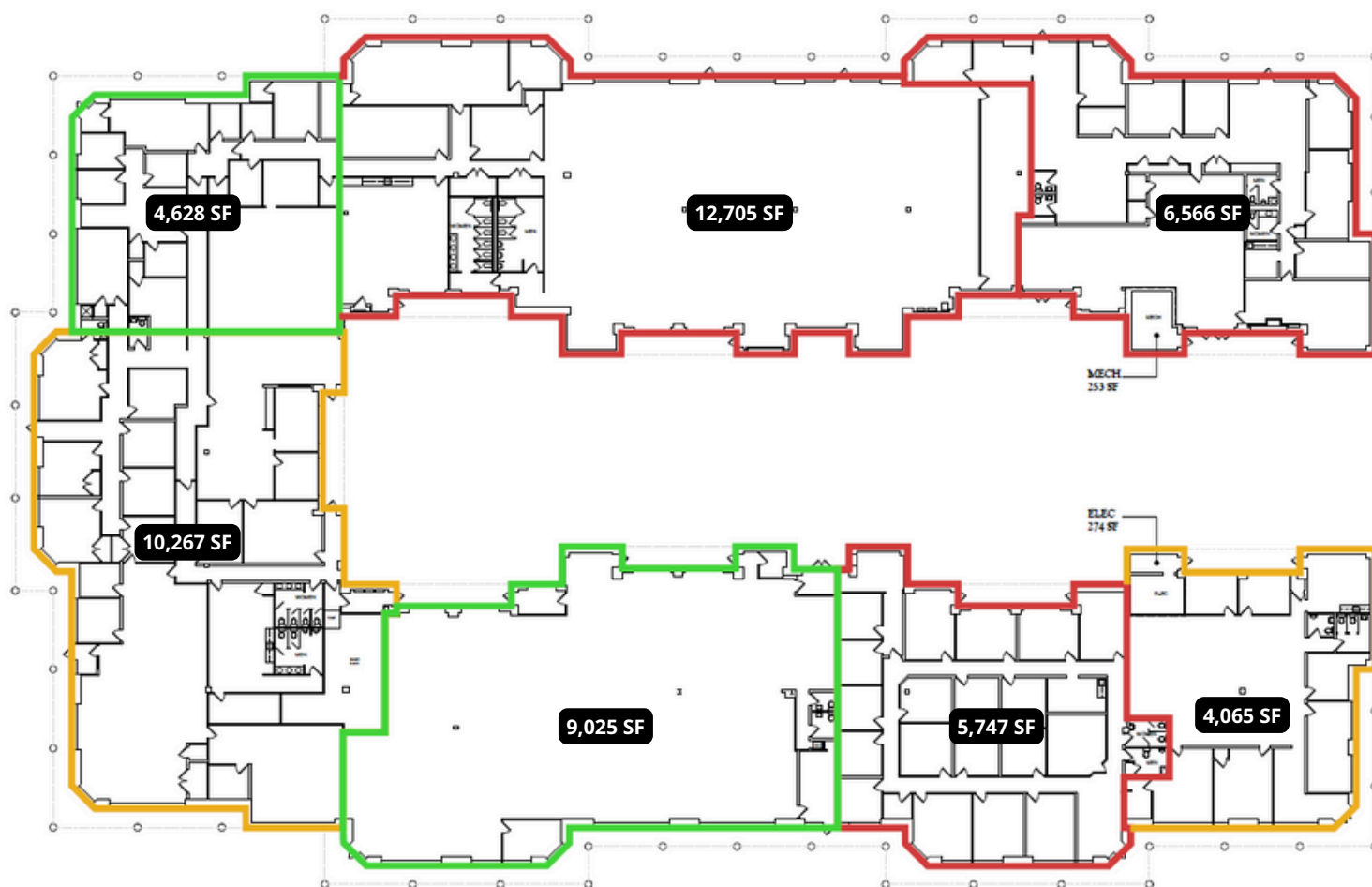
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## PROPOSED FLOOR PLAN

*Conceptual plan only. Unit sizes can be reconfigured*

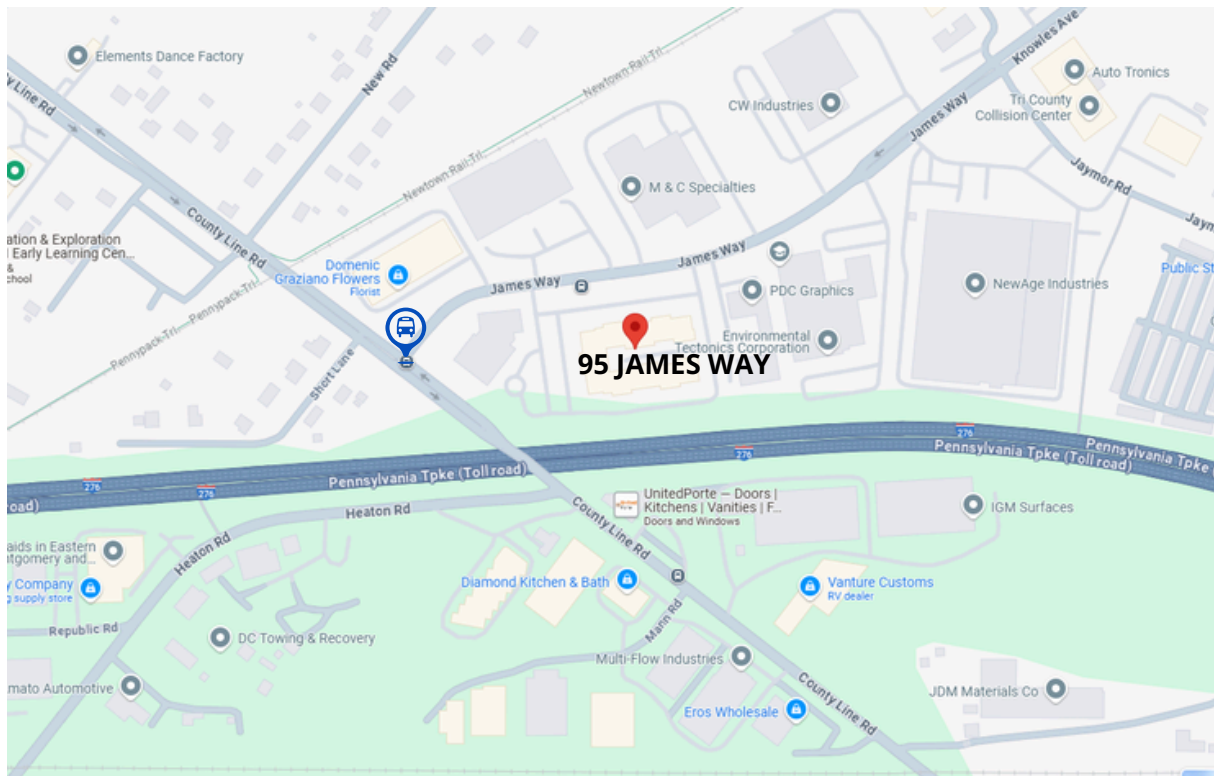
- UNITS FOR LEASE OR **CONDO SPACE FOR SALE!**
- MULTIPLE DRIVE-IN OPTIONS PER UNIT
- SUITES TO UNDERGO RENOVATIONS

- **Leased**
- **Under contract**
- **Available**





## LOCATION MAP



## PROPERTY PHOTOS

