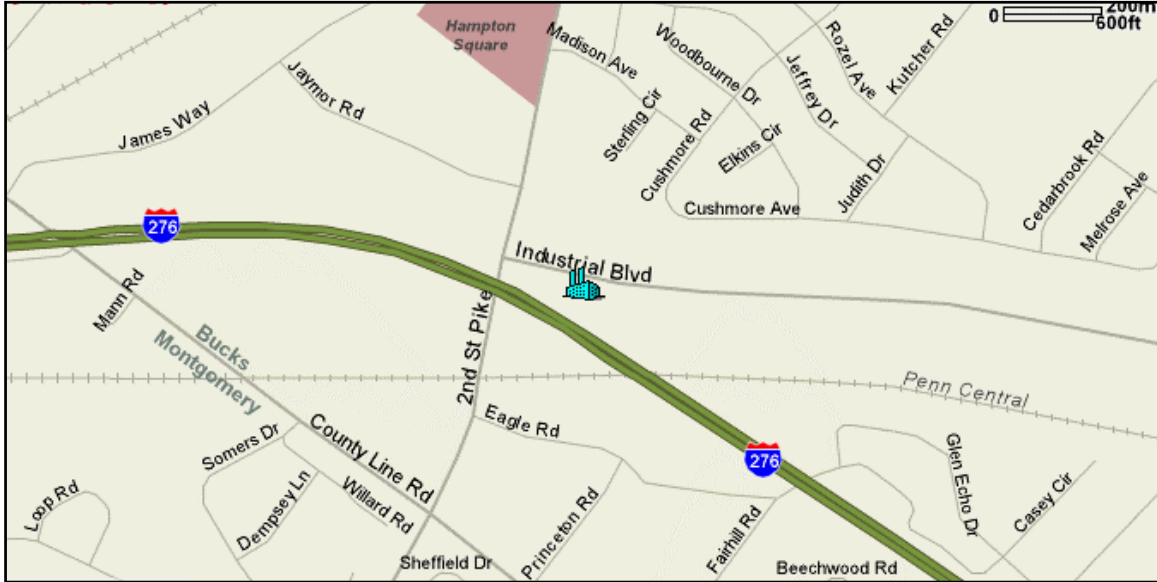


FOR SALE OR LEASE
950 INDUSTRIAL HWY.
SOUTHAMPTON, PA 18966



SIGNAGE EXPOSURE ON PA TURNPIKE!

- Building:** 16,845 SF stand-alone flex building.
- Available Space:** 12,803 SF
- 1st Floor:** 8,915 total SF; 5,935 SF of office and 2,979 SF of fully air-conditioned production/flex/warehouse space.
- 2nd Floor:** 2,000-3,888 SF of office space.
- Loading:** Two (2) loading docks and one (1) grade level door.
- HVAC:** 100% air-conditioned
- Features:** Property has many flexible uses including office space, flex, R&D, quasi-retail, and light manufacturing. Excellent accessibility.
- Location:** Rear of property is located directly next to the PA Turnpike, which allows for supreme signage exposure. Located just off Route 232 (Huntington/2nd Street Pike), this building is minutes from County Line Road, Street Road (Route 132), Bristol Road, Byberry Road, and I-95.



**For additional information, please contact:
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The Flynn Company
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Philadelphia, PA 19103
Phone: (215) 561-6565
Fax: (215) 561-5025
www.flynnco.com**

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