

**1205 Industrial Boulevard  
Upper Southampton Township  
Bucks County, Southampton, PA**

**DESCRIPTION:**

One and partial two-story office, laboratory and R&D facility ideally suited for:

- Pharma/Medical Device
- Laboratory, Research/Development
- Electronics
- Manufacturing/Assembly

**LOT SIZE:**

2.785+/- acres

400+/- feet frontage along Industrial Boulevard

**SIZE OF BUILDING:**

Approximately 32,700 square feet

Ground Floor: approx. 22,700 square feet

Second Floor: approx. 10,000 square feet

Office area: approx. 7,000 square feet

Laboratory/Mechanical & Support areas: approx. 25,700 square feet

**DATE OF CONSTRUCTION:**

Circa 1966 with additions; most recent addition circa 1997

**PARKING:**

Paved parking for approximately 114 automobiles

**CONSTRUCTION:**

Slab on-grade construction supported by poured concrete footings; concrete block bearing walls; brick façade over concrete block walls with dryvit and brick façade on the upper level

**FLOOR:**

Poured concrete over crushed stone base with resilient tile and rubberized tile in the laboratory areas and carpet in the office area

**ROOF:**

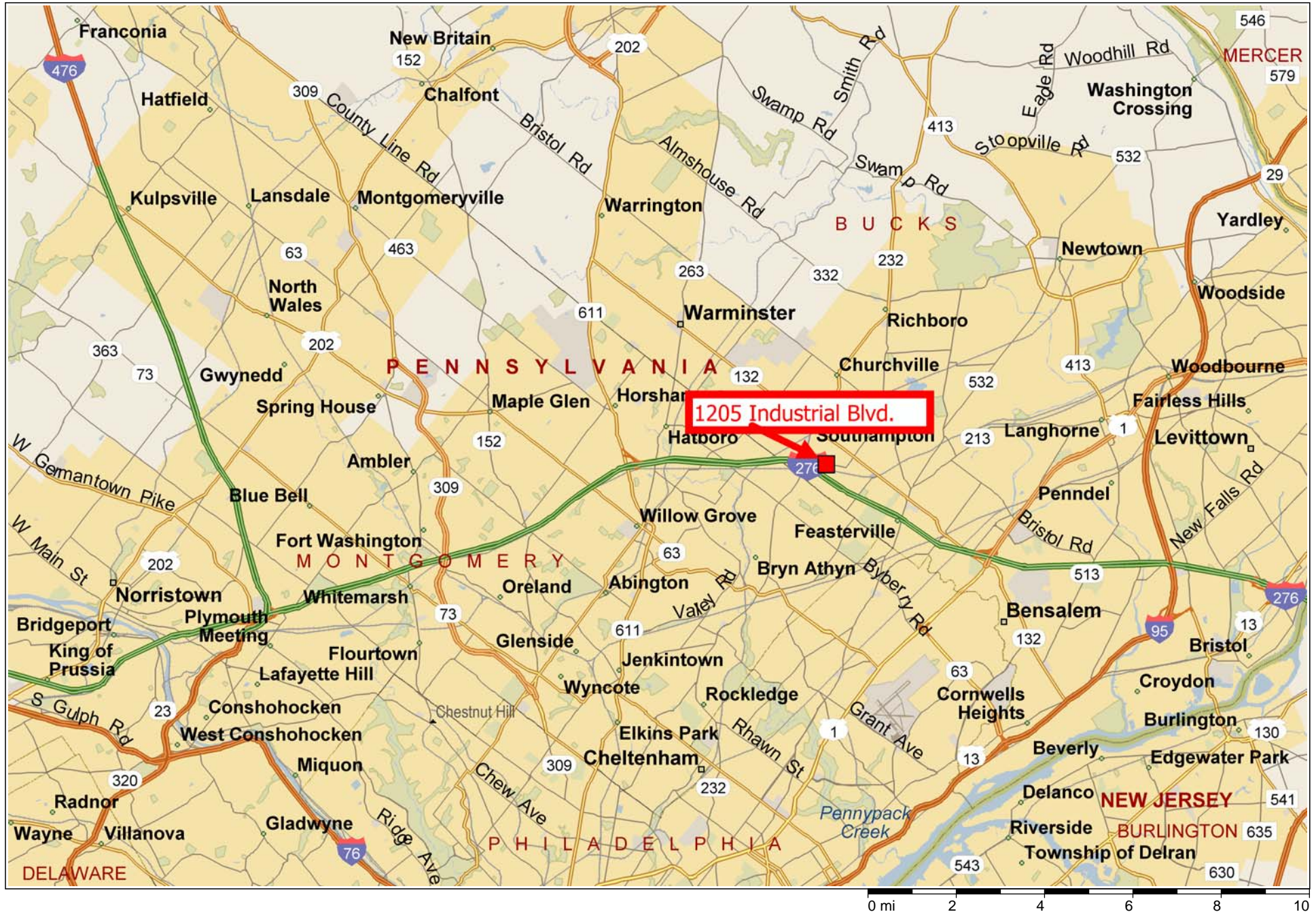
EPDM synthetic rubber roofing membrane and modified bitumen on metal deck

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| <b>CEILING HEIGHT:</b>                 | Office area: approximately 10' under ceiling tiles<br><br>Laboratory area: approximately 10' under ceiling tiles; approximately 13' to roof deck  |
| <b>LOADING FACILITIES:</b>             | Grade-level access doors  |
| <b>HEATING &amp; AIR-CONDITIONING:</b> | Multiple gas-fired rooftop units provide heat and air-conditioning; a hot water boiler services a baseboard hot water system and cabinet heaters that provide supplemental heat   |
| <b>INTERIOR LIGHTING:</b>              | Fluorescent fixtures in the office area; combination of fluorescent fixtures and energy efficient fixtures in laboratory areas  |
| <b>EXTERIOR LIGHTING:</b>              | Building mounted flood lights provide security and illuminate parking areas   |
| <b>ELECTRICAL SERVICE:</b>             | Main electrical supply is a 2000 amp, 120/208 volt, 3-phase, 4-wire system; property owned on-site transformer  |
| <b>FIRE PROTECTION AND SECURITY:</b>   | Fully sprinklered with a primarily wet system; fire alarm system with smoke and heat detectors and pull stations; building also equipped with emergency lighting and an electronic controlled access to the building entrance |
| <b>OFFICE AREA:</b>                    | Approx. 7,000 square feet improved with painted drywall, wood paneling, fluorescent lighting, carpet and vinyl tile floor   |
| <b>WINDOWS AND DOORS:</b>              | Office entrance door and windows thermal plate glass set in aluminum framing; band of aluminum frame windows across the front of the building on the second floor with individual windows along the first floor               |
| <b>BATHROOM FACILITIES:</b>            | Adequate male and female bathrooms throughout   |
| <b>ELEVATOR:</b>                       | One 2500 lb capacity hydraulic passenger elevator   |
| <b>WATER SERVICE:</b>                  | Upper Southampton Municipal Authority   |
| <b>SEWER SERVICE:</b>                  | Upper Southampton Municipal Authority   |
| <b>NATURAL GAS SERVICE:</b>            | PECO Energy Company   |
| <b>ZONING:</b>                         | LI - Limited Industrial District<br><br>Coverage regulations:<br>Building coverage shall not exceed 35%<br>Impervious surface coverage shall not exceed 75%   |

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| <b>TAX PARCELS:</b>                   | 48-020-045-004<br>48-020-045-003   |
| <b>REAL ESTATE ASSESSMENT (2016):</b> | \$474,040  |
| <b>REAL ESTATE TAXES:</b>             | \$85,216/year  |
| <b>LOCATION:</b>                      | Located just south of Street Road (Route 132) with easy access to the Philadelphia (#351) and Willow Grove (#343) interchanges of the Pennsylvania Turnpike (I-276); US Route 1 (Roosevelt Boulevard); Route 611 (Easton Road); Route 263 (Old York Road); and Interstate 95 (Delaware Expressway).  |
| <b>PUBLIC TRANSPORTATION:</b>         | Warminster Station of SEPTA R2 Commuter Rail Line and SEPTA Bus routes are minutes away  |
| <b>ADDITIONAL FEATURES:</b>           | <ul style="list-style-type: none"> <li>• 16' x 32' cafeteria with wall cabinets, stainless steel sink, stove, microwave oven, and two (2) refrigerators</li> <li>• 30' x 60' metal storage shed</li> <li>• Process piping for: <ul style="list-style-type: none"> <li>Natural gas</li> <li>Vacuum air</li> <li>Process steam</li> <li>Argon</li> <li>Helium</li> <li>Chiller water</li> <li>Deionized water</li> </ul> </li> </ul> |
| <b>OPTIONALLY AVAILABLE:</b>          | <ul style="list-style-type: none"> <li>• Walk-in refrigerators</li> <li>• Lab tables, sinks and cabinets</li> <li>• Air compressors</li> <li>• Process steam boiler</li> <li>• HEPA filters</li> <li>• Vacuum pumps</li> <li>• Lab water chiller</li> <li>• Fume hoods</li> <li>• Snorkel hoods</li> <li>• Eye wash stations</li> <li>• Water deionization filter system</li> </ul>  |



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