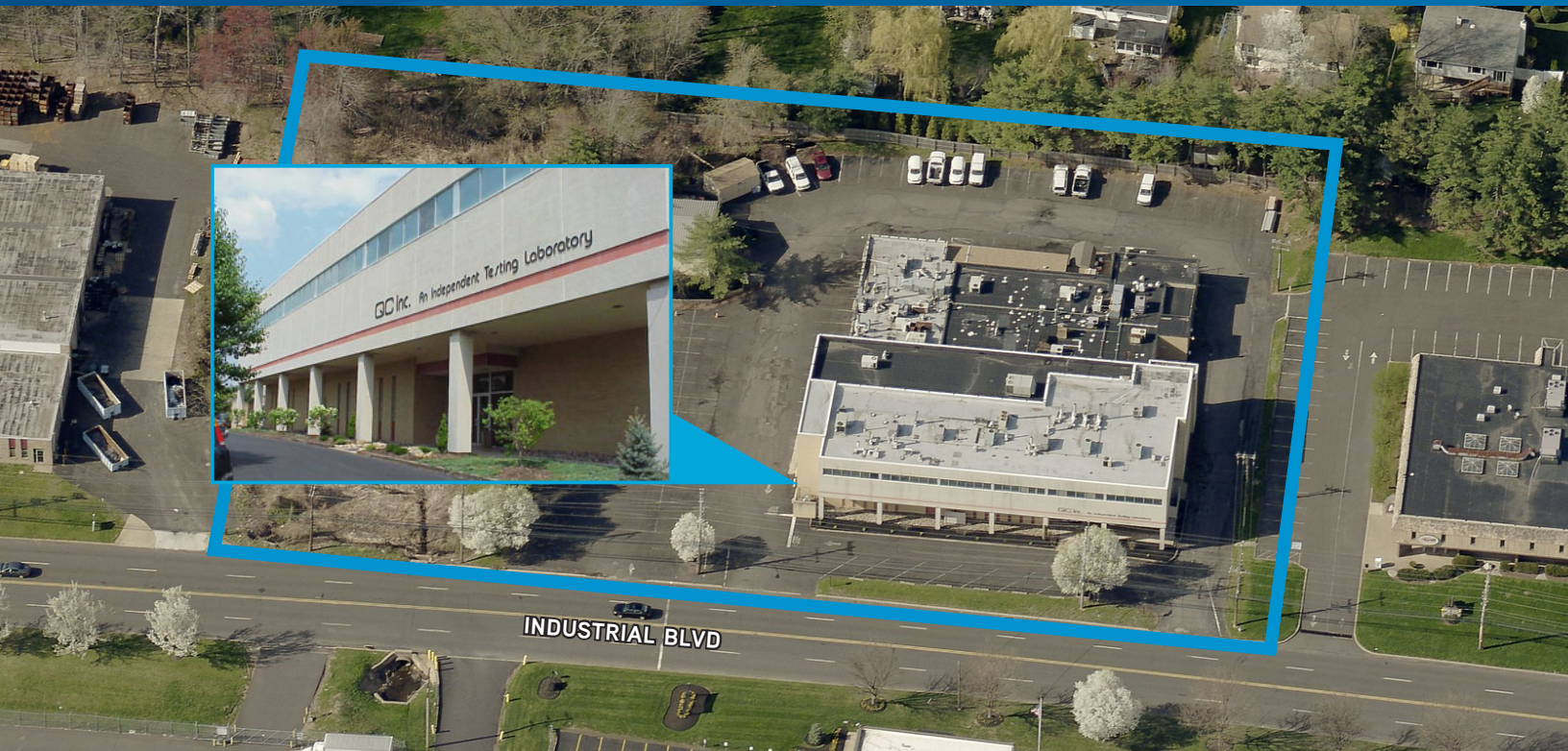


FOR SALE

32,700 SF Air-Conditioned Office, Laboratory and R&D Facility



1205 INDUSTRIAL BOULEVARD, SOUTHAMPTON, BUCKS COUNTY, PENNSYLVANIA



FEATURES

- › 32,700 SF free-standing office, laboratory and R&D facility on 2.78 +/- acres
 - Office space: 6,500+/- SF
 - Laboratory/mechanical: 26,200+/- SF
- › Heated and air-conditioned throughout
- › 2000 amp, 120/208 volt, 3-phase, 4-wire electrical system
- › Wet sprinkler system and a fire alarm system with smoke and heat detectors
- › Concrete floors with resilient tile and rubberized tile in the laboratory areas
- › Grade level access loading doors
- › Paved parking for approximately 114 cars
- › Zoned LI-Limited Industrial District
- › Municipal water & sewer, and natural gas service
- › Process piping for: natural gas, vacuum gas, process steam, argon, helium, chiller water, deionized water

CONTACT

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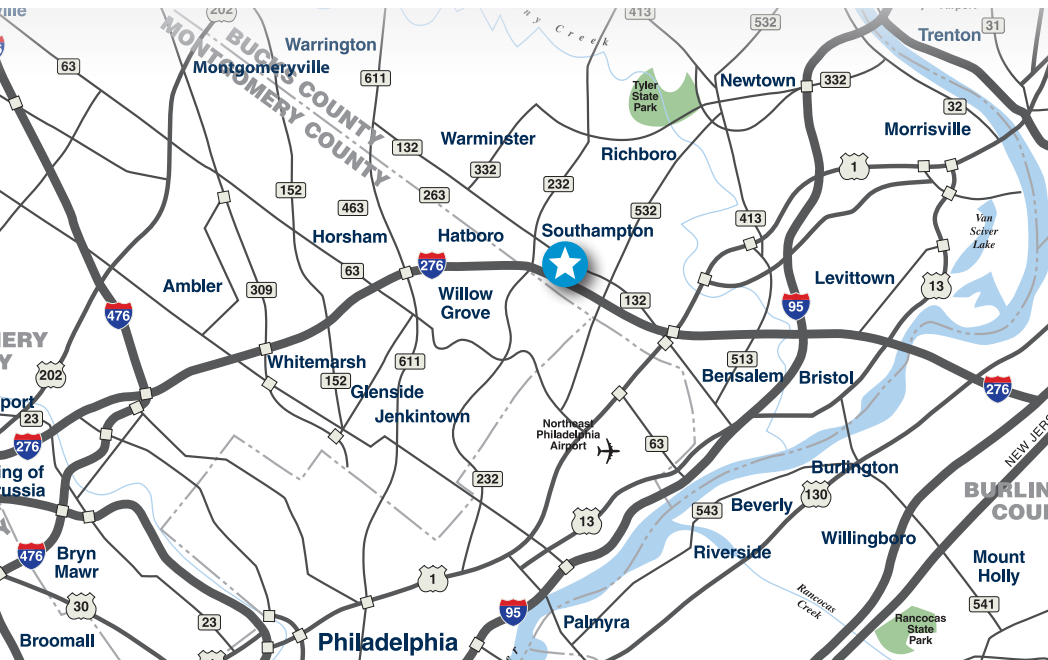
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FOR SALE

32,700 SF Air-Conditioned Office, Laboratory and R&D Facility

1205 INDUSTRIAL BOULEVARD, SOUTHAMPTON, BUCKS COUNTY, PENNSYLVANIA



- 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); Route 309; and Interstate 95 (Delaware Expressway).
- Warminster Station of SEPTA R2 Commuter Rail Line and SEPTA Bus routes are minutes away.



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.