1280 INDUSTRIAL BLVD, SOUTHAMPTON, PA

Owner-User or Value-Add Investment Opportunity for Sale or Lease

±96,800 SF on 5.65 acres



Site Description

Address	1280 Industrial Boulevard Southampton, PA
Description	Approximately 96,800 SF one-story light manufacturing and warehouse facility
Lot Size	±5.65 AC
Warehouse	±93,400 SF
Office	±3,400 SF (31' X 110')
Business Park	Southampton Industrial Park
Year Built	Circa 1964 with addition circa mid-1970s
Zoning	LI – Light Industrial

Highlights

- Non-existent new supply in this size range and location
- Continued low vacancy in this submarket and size range
- Low WALT of existing leases
- Below market in-place rents



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Building Specs

Construction	*Walls* Masonry *Floors* Reinforced concrete *Roof* Combination of EPDM and built-up
Column Spacing	20’ x 60’
Ceiling Height	*Main Building* Approx. 14’6” clear *Addition* Approx. 34’0” clear
Loading	• Two (2) exterior tailgate docks • Two (2) interior tailgate docks • Three (3) drive-in doors
Lighting	Mostly LED fixtures
HVAC	Combination of natural gas unit heaters and gas-fired low-pressure boiler
Electric	277/480V 3-phase distribution
Sprinkler	100% with a wet system serviced by an 8” riser; outside 250,000-gallon auxiliary sprinkler tank
Natural Gas	PECO
Fire Protection	Fire extinguishers and pull stations throughout
Water & Sewer	Public service
Parking	• 21 striped trailer spaces • 30 car parking spaces (expandable)
Real Estate Taxes	$63,282 (2026) — $0.65 psf
Location	Superbly located within minutes to US Route 1, Interstate 95 and the Pennsylvania Turnpike, as well as multiple bridges to New Jersey



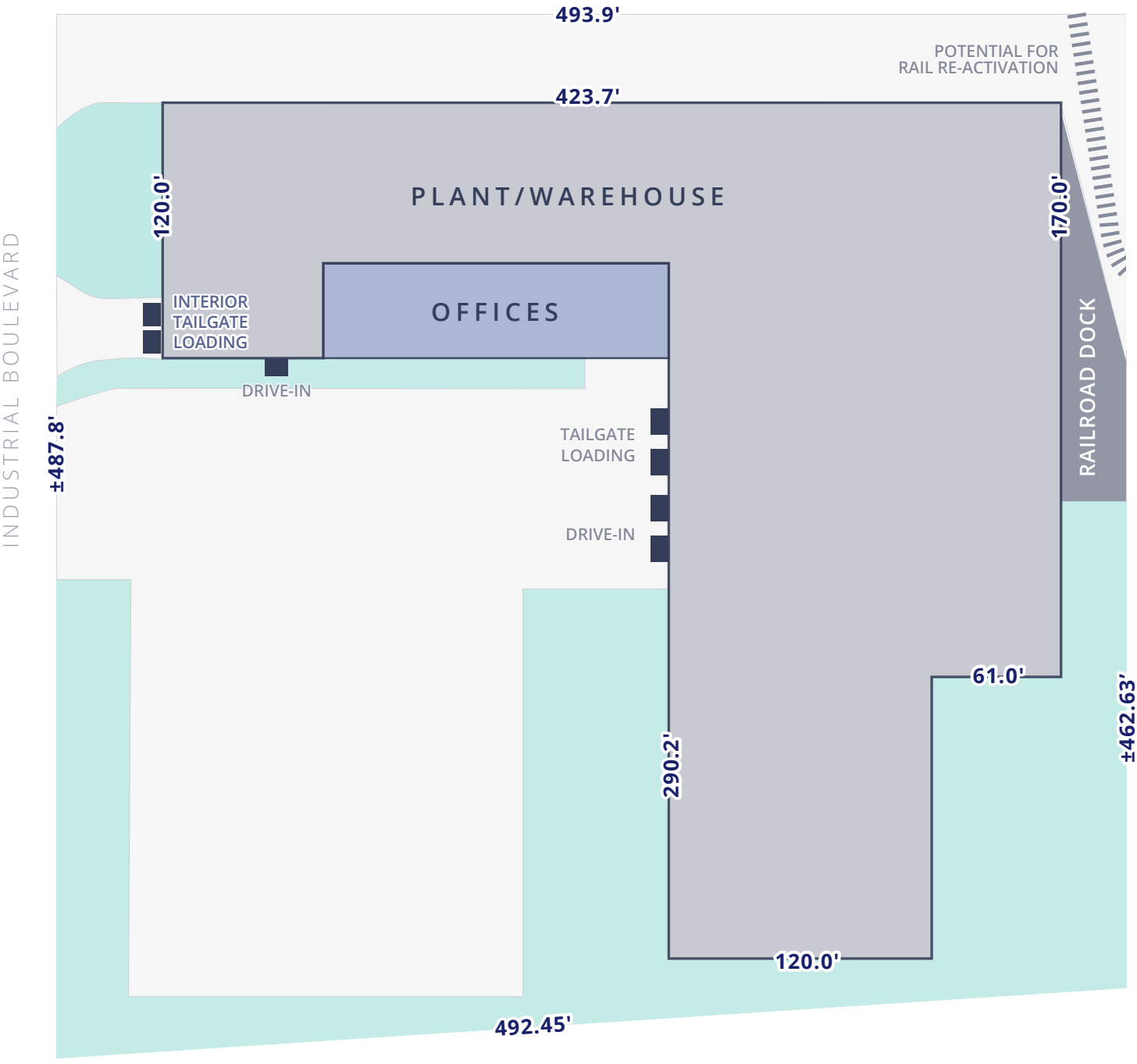






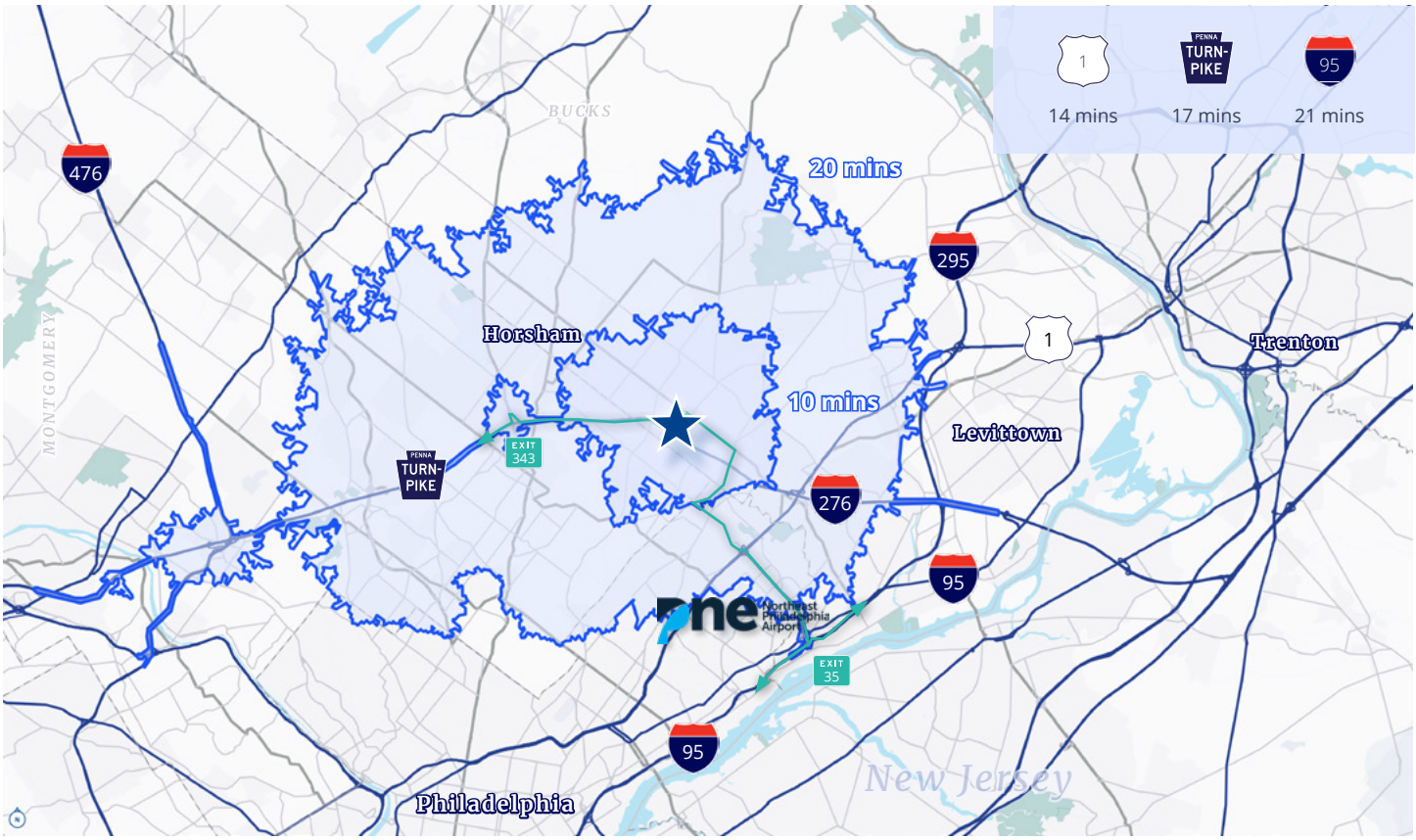
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Site Plan

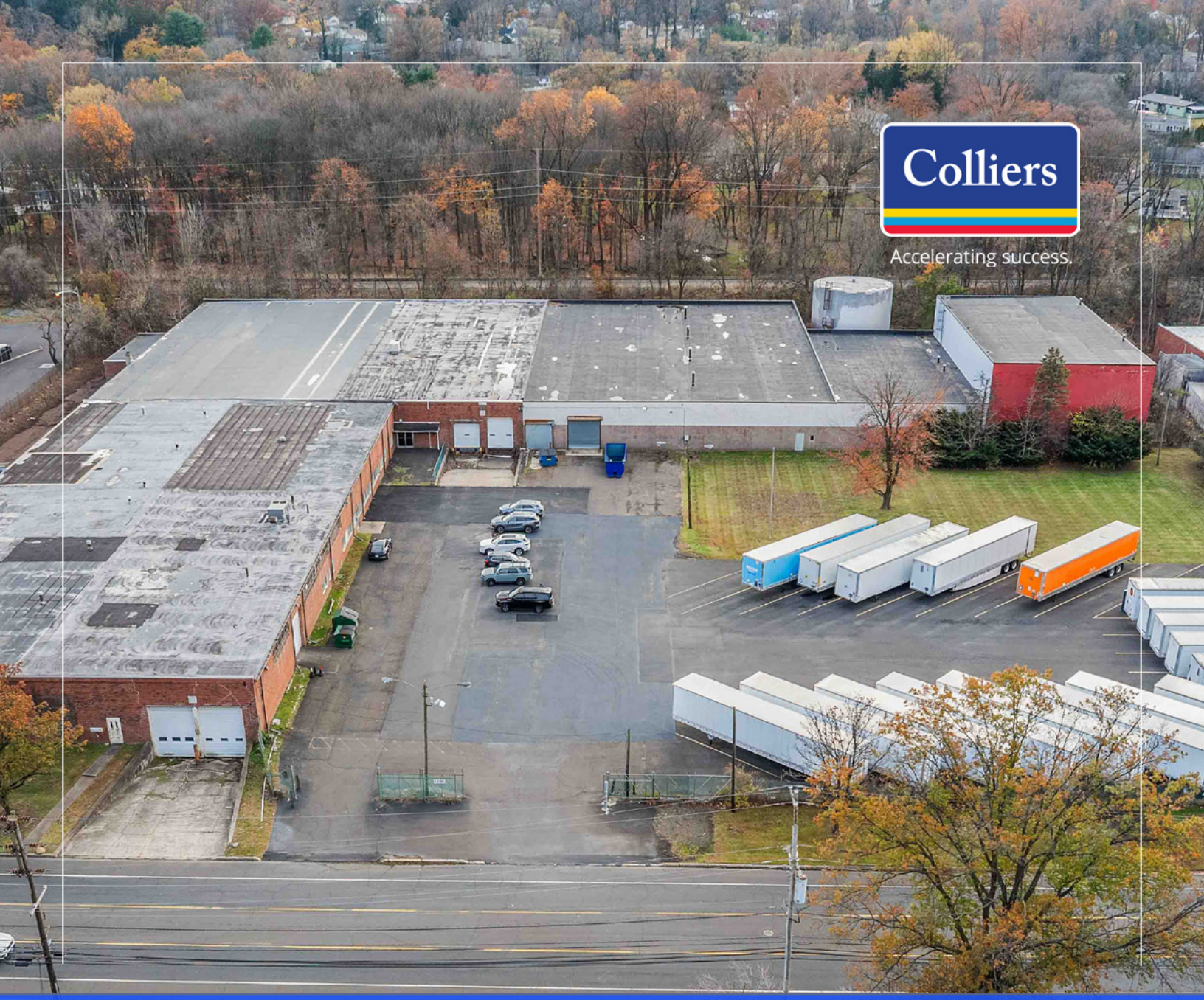


Location Overview

Trucking Times







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