



Offering Memorandum

**2905 Southampton Road
Philadelphia, PA 19154**

**FOR SALE:
±25,000 SF Warehouse
on ±2.4 Acres**



For additional information, please contact:

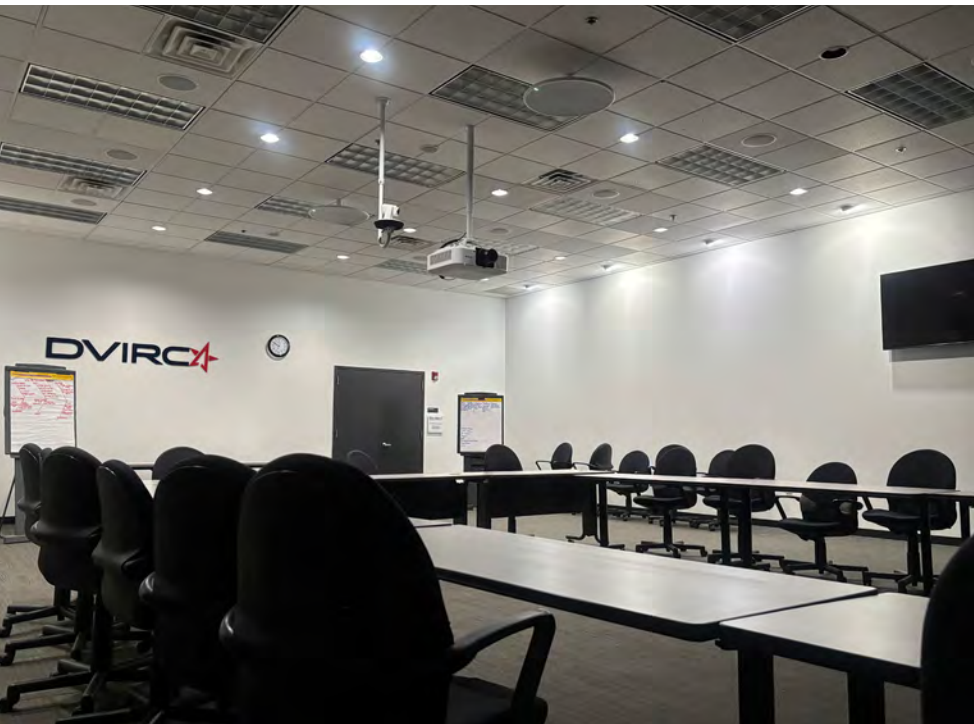
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Confidentiality

This is a Confidential Memorandum (this “Memorandum”) intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property as defined herein. This Confidential Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property, the owner of the Property (the “Owner”), and tenant (the “Tenant”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Owner and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation and may or may not be correct. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Confidential Memorandum, certain documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Confidential Memorandum in any manner.

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This Memorandum is being provided subject to the terms of a confidentiality agreement entered into between you and Owner (the “Confidentiality Agreement”). By receipt of this Confidential Memorandum, you agree that this Confidential Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence in accordance with the terms of the Confidentiality Agreement, and that you will not disclose this Confidential Memorandum or any of its contents to any other entity without the prior written authorization of Owner or Cresa. You also agree that you will not use this Confidential Memorandum or any of its contents in any manner detrimental to the interest of Owner or Cresa. If after reviewing this Confidential Memorandum you have no further interest in purchasing the Property, kindly destroy or return this Confidential Memorandum to Cresa.

For additional information regarding this opportunity, please contact any member of our team.



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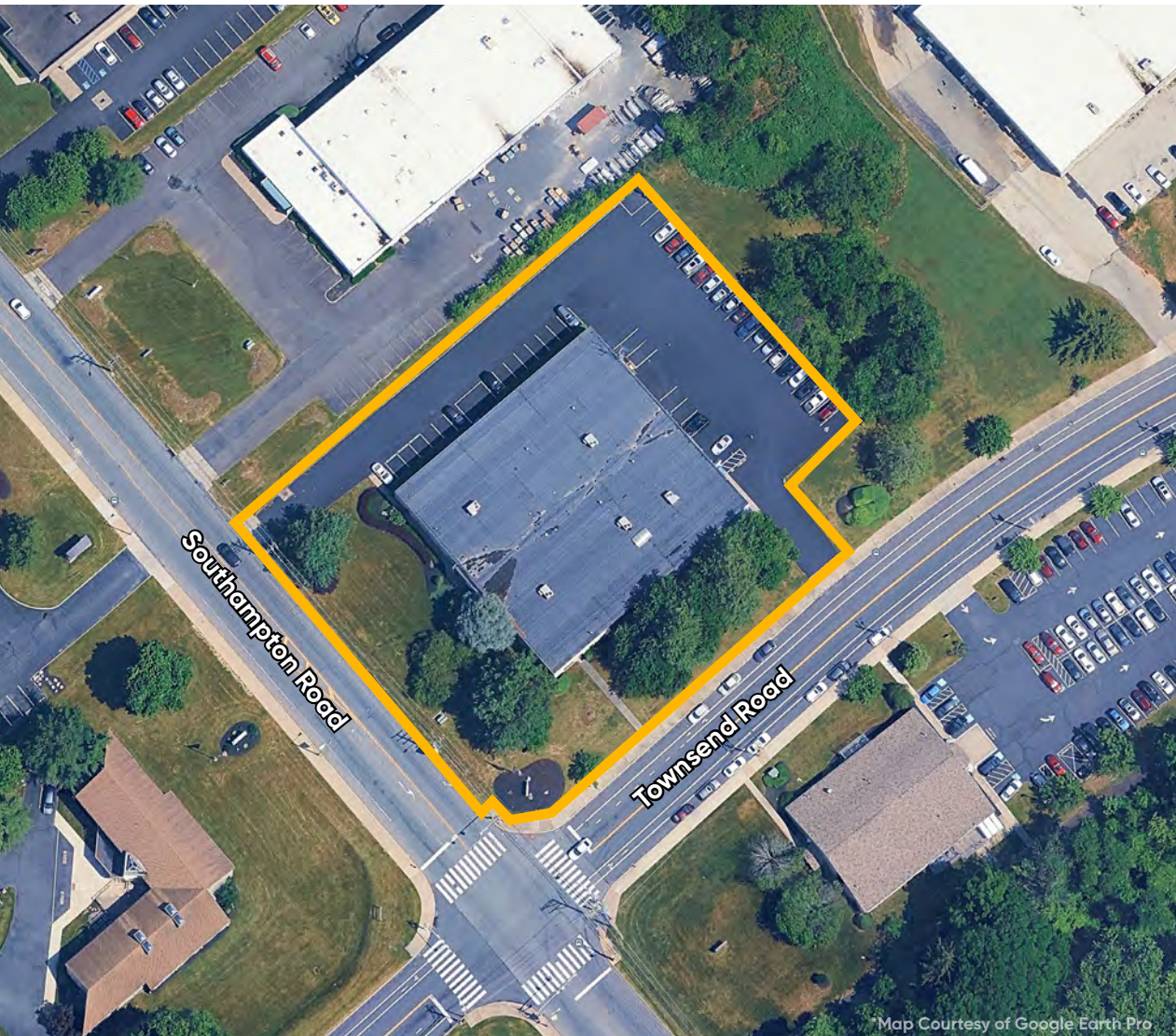
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Executive Summary

Executive Summary

Overview



The Offer

Cresa LLC (“Cresa”), as the exclusive advisor, is proud to present qualified investors with the opportunity to acquire, via a sale, the property located at 2905 Southampton Road in Philadelphia, Pennsylvania. The property is zoned I-1 Light Industrial and is situated approximately 17 miles northeast of Center City Philadelphia. The 2.4-acre land and building present potential for office, flex, and industrial use. It is located at the intersection of Southampton Road & Townsend Road.

Property Highlights:



±2.4 Acres
land



Zoning
I-1: Light Industrial



±25,000 SF
office, flex and industrial use

Map Courtesy of Google Earth Pro

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Location/Market Highlights

Location/Market Highlights

Overview

Exceptional Logistics Location

- Situated with direct access to Route 1 and less than 5 miles to I-95 Interchange
- Philadelphia's Greater Northeast, an urban industrial submarket, is strategically located adjacent to the rapidly developing areas of Bucks County and Burlington County.

A Prime Destination for Investment Amid Strong Demand and Low Vacancy

The combination of high population density and restricted land availability has hindered substantial inventory growth. New developments primarily consist of redevelopments of former manufacturing sites or infill projects. Since 2015, only six projects have been completed, ranging from 30,000 SF to 465,000 SF. With approximately 980,000 SF currently under construction, the Greater Northeast is expected to remain a landlord's market characterized by limited supply.

This constrained supply has resulted in an exceptionally low vacancy rate of only 2.2% in Q2 2025, the lowest in the region. Subsequently, little is left to be absorbed.

Looking ahead, the market is projected to remain exceptionally tight, with ongoing vacancy pressures supporting strong rental rates. The Greater Northeast's proximity to central Philadelphia and its comparatively lower commercial rents make it an appealing location for last-mile distribution centers despite constraints on large-scale development. As demand continues to rise and new developments are proposed, this submarket is likely to attract further investment and interest from institutional players seeking opportunities in a competitive landscape.



*Map Courtesy of CoStar

Location/Market Highlights

Local Highway Access & Neighboring Tenants (Including Amazon, Origlio Beverage, USPS, Pepsi, UNFI Wellness)



Location/Market Highlights

Regional Access Map



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Property Overview

Property Overview

Building Specifications

Address

2905 Southampton Road
Philadelphia, PA 19154

Land Area

±2.4 AC

Building Size

±25,000 SF

Clear Height

18'

Dock Doors

1-2

Drive-In Doors

2 on-grade

Sprinkler

Wet

Parking

Approx. 40 striped spaces

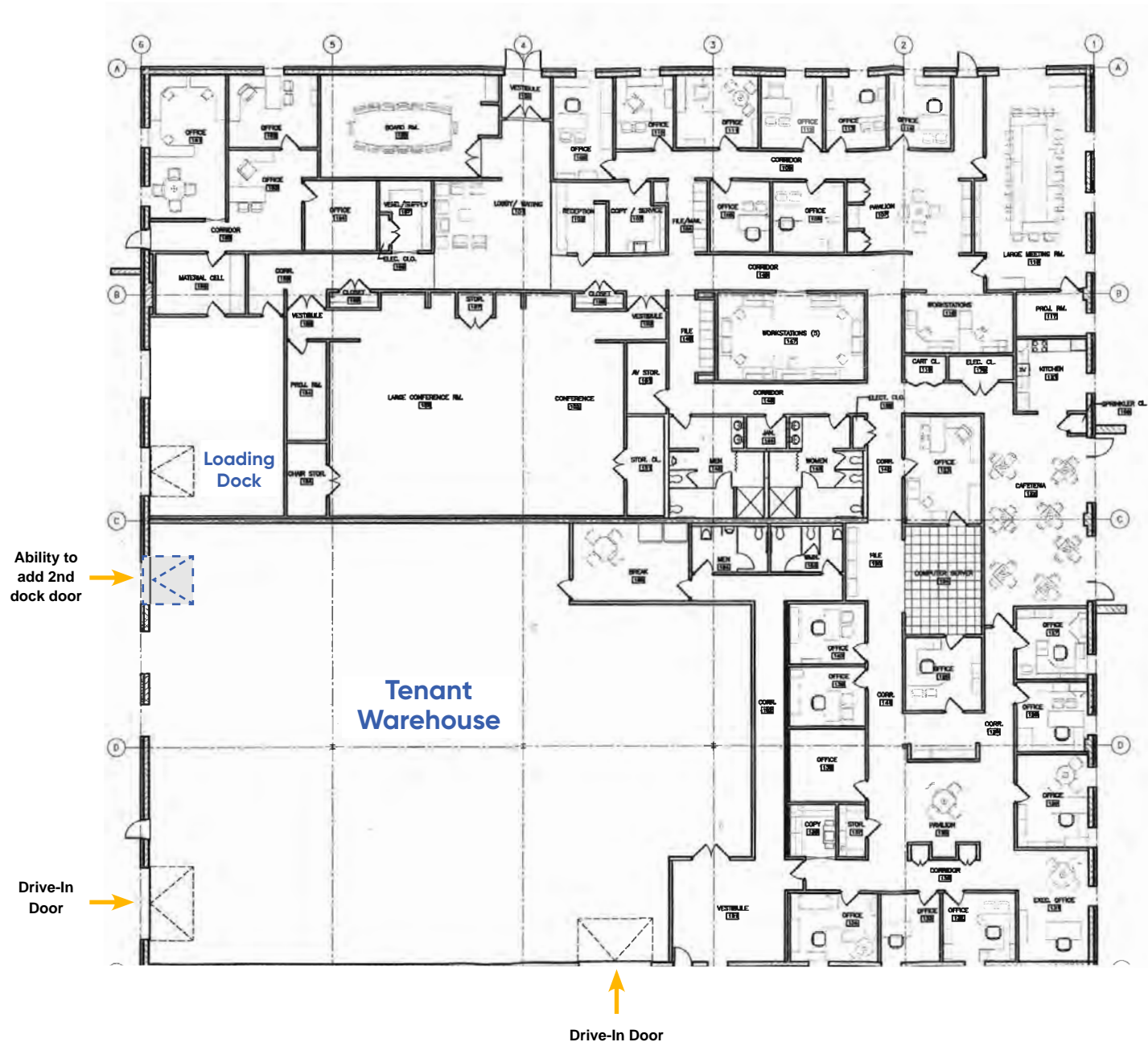
Zoning

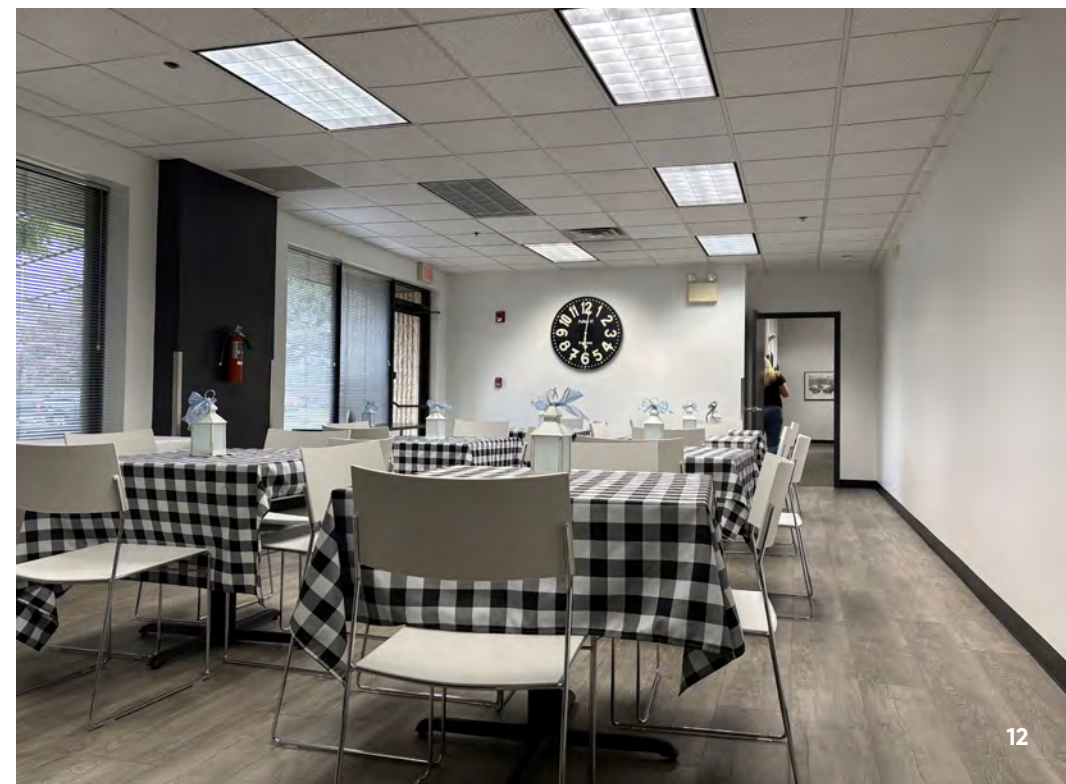
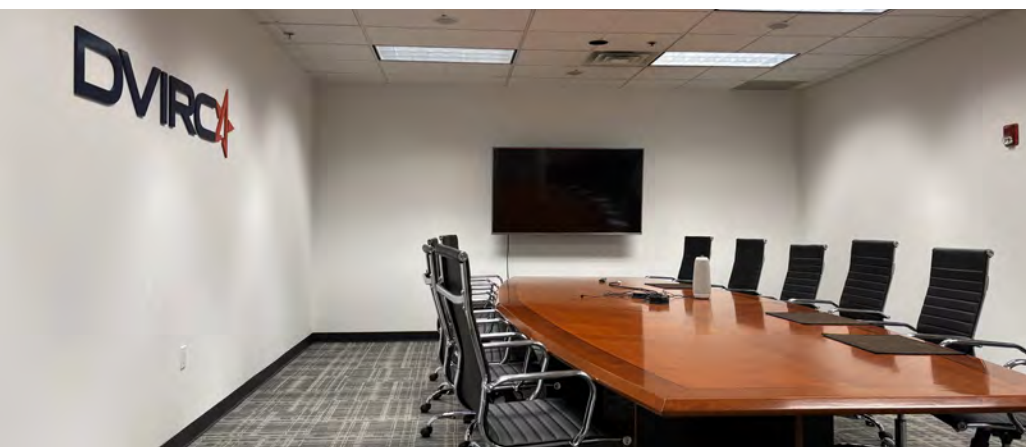
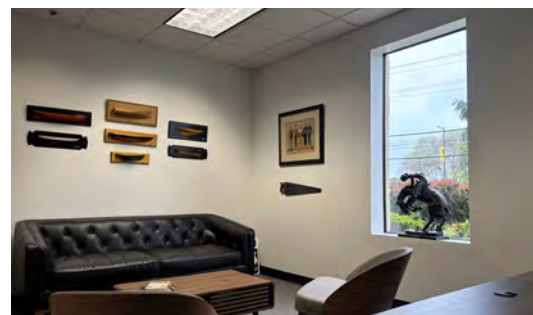
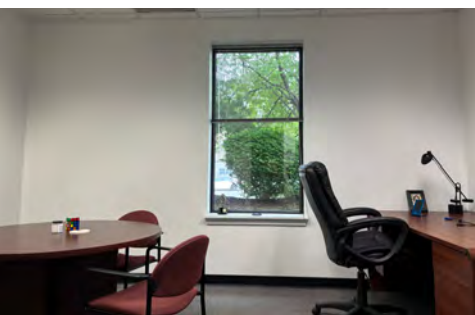
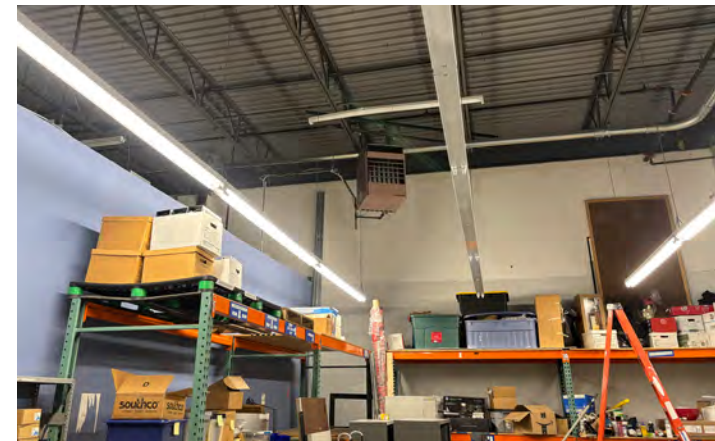
I-1

Power

800amp, 3-Phase

*The roof was replaced in 2021 and has a 20-year Manufacturing Warranty on Labor and Materials.





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Submission of Offers

Offering Process

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Exclusive Representation

Cresa is exclusively representing the seller in this transaction.

Offer Requirement

Ownership has not established an asking price but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for the inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of the purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

Communication

All communications, inquiries and requests should be addressed to the Cresa Team listed to the left, as representatives of the Seller.



**Taking your
business further.**

cresa ::

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