

2151 CABOT BOULEVARD WEST LANGHORNE, PA 19047

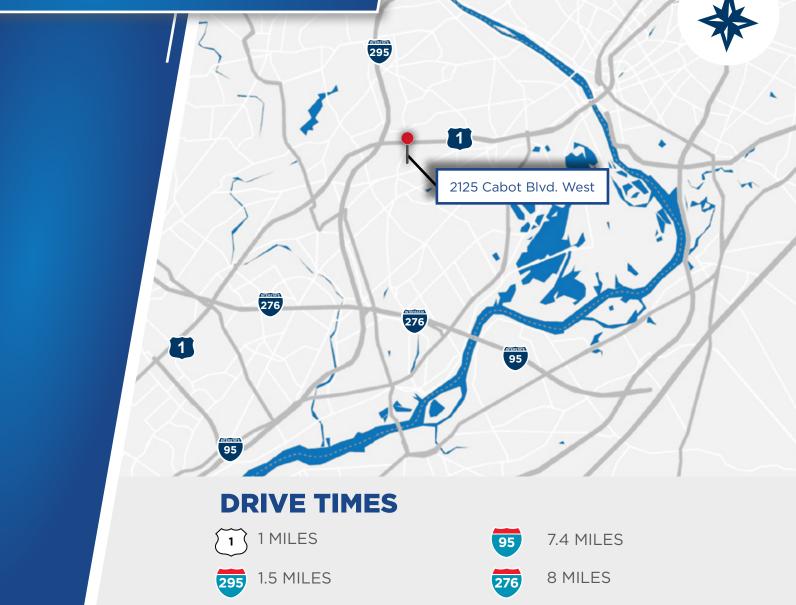


± 114,760 SF FOR LEASE

Jonas Skovdal Executive Managing Director +1 610 772 2005 jonas.skovdal@cushwake.com Kevin Hagenberg Managing Director +1 610 306 7968 kevin.hagenberg@cushwake.com Chris Butera Director +1 215 963 4011 chris.butera@cushwake.com

CUSHMAN & WAKEFIELD

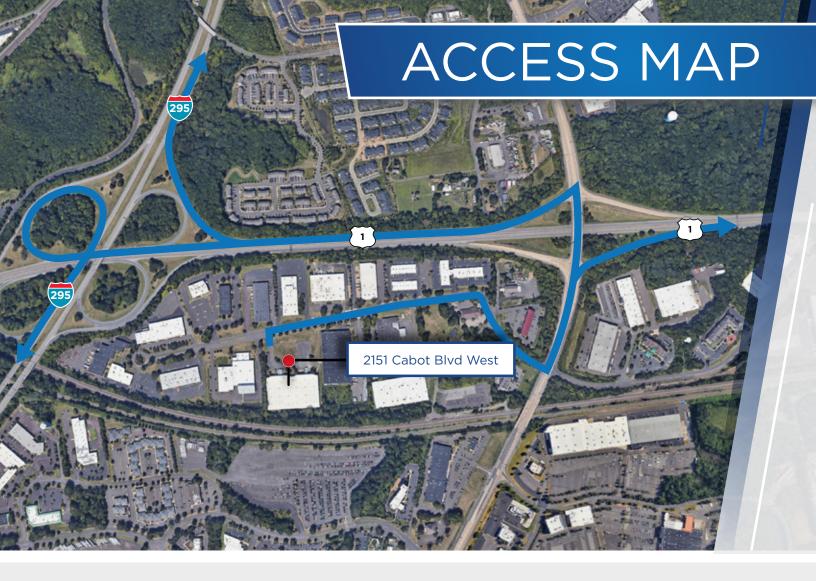
LOCATION





MAJOR CITIES

PHILADELPHIA, PA	27 MILES
CHERRY HILL, NJ	29 MILES
WILMINGTON, DE	56 MILES
NEW YORK, PA	72 MILES
HARRISBURG, PA	120 MILES
WASHINGTON, D.C.	163 MILES





LOCATION OVERVIEW

Convenient access to Route 1, I-295, I-276 and I-95. 2151 Cabot Boulevard West provides access to over 50% of the United States population within a 10 hour truck drive.



ACCESS

Conveniently located off exit 5A of I-295, in Lower Bucks County.



LABOR

Bucks County has a strong labor force of roughly 145,000 blue collar employees within a 15-mile radius and is a prime pocket of the market in terms of labor supply.

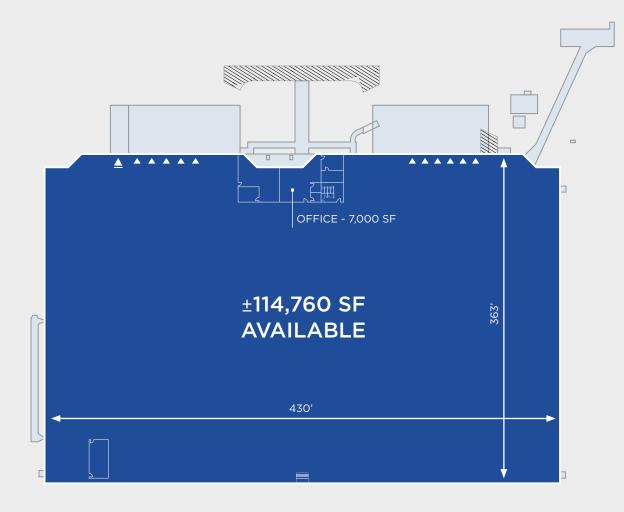


NEIGHBORING TENANTS

Amazon, Blackhorse Carriers Langhorne, Almo, Home Depot, Empire Abrasive Equipment and Blue by ADT

BUILDING SPECS





BUILDING AREA	±114,760 SF	DOCK DOORS	11
OFFICE AREA	±7,000 SF	DRIVE-IN DOORS	1 (12'x16')
YEAR BUILT	1981	LIGHTING	T-5 and LED
COLUMN SPACING	36' x 38'9"	FIRE PROTECTION	100% WET
CLEAR HEIGHT	24' - 26'	ZONING	M-1 LIGHT INDUSTRIAL
MUNICIPALITY	MIDDLETOWN TOWNSHIP		

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