



2151

CABOT BOULEVARD WEST
LANGHORNE, PA 19047



± 115,000 SF
FOR LEASE



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LOCATION



2125 Cabot Blvd. West

DRIVE TIMES



1 MILES



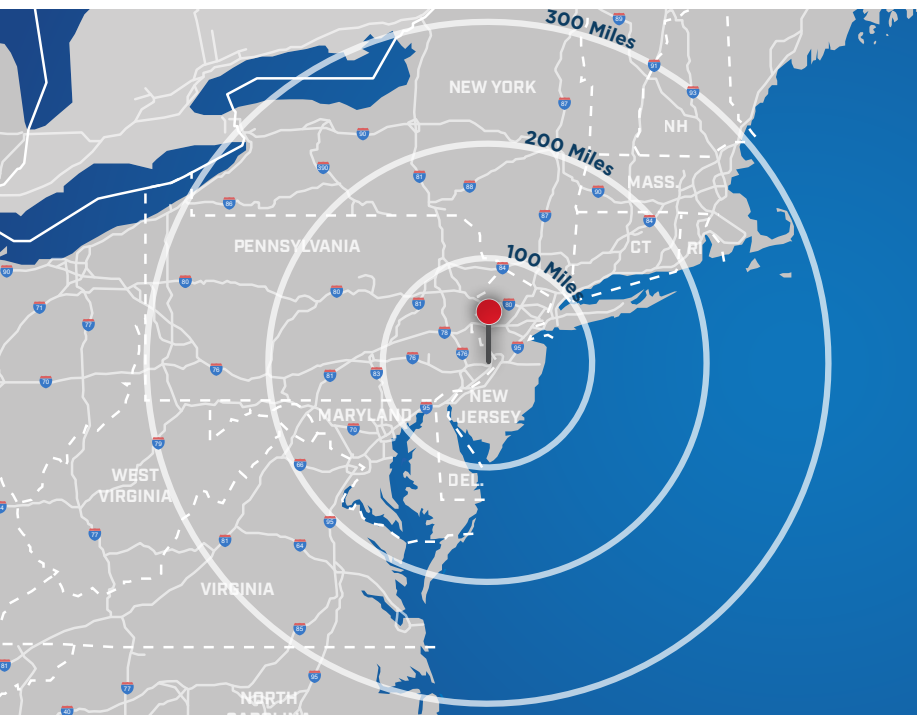
1.5 MILES



7.4 MILES



8 MILES



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

ACCESS MAP



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	±115,000 SF	DOCK DOORS	11
OFFICE AREA	±3,507 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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STAG
INDUSTRIAL

 **CUSHMAN & WAKEFIELD**