

LOWER BUCKS LOGISTICS HUB

1600 East Old Lincoln Highway
Langhorne, PA



Class A Industrial Development
361,457 SF (divisible to 100,000 SF)

CBRE



FOXFIELD

PROPERTY OVERVIEW



1600 East Old Lincoln Highway | Langhorne, PA

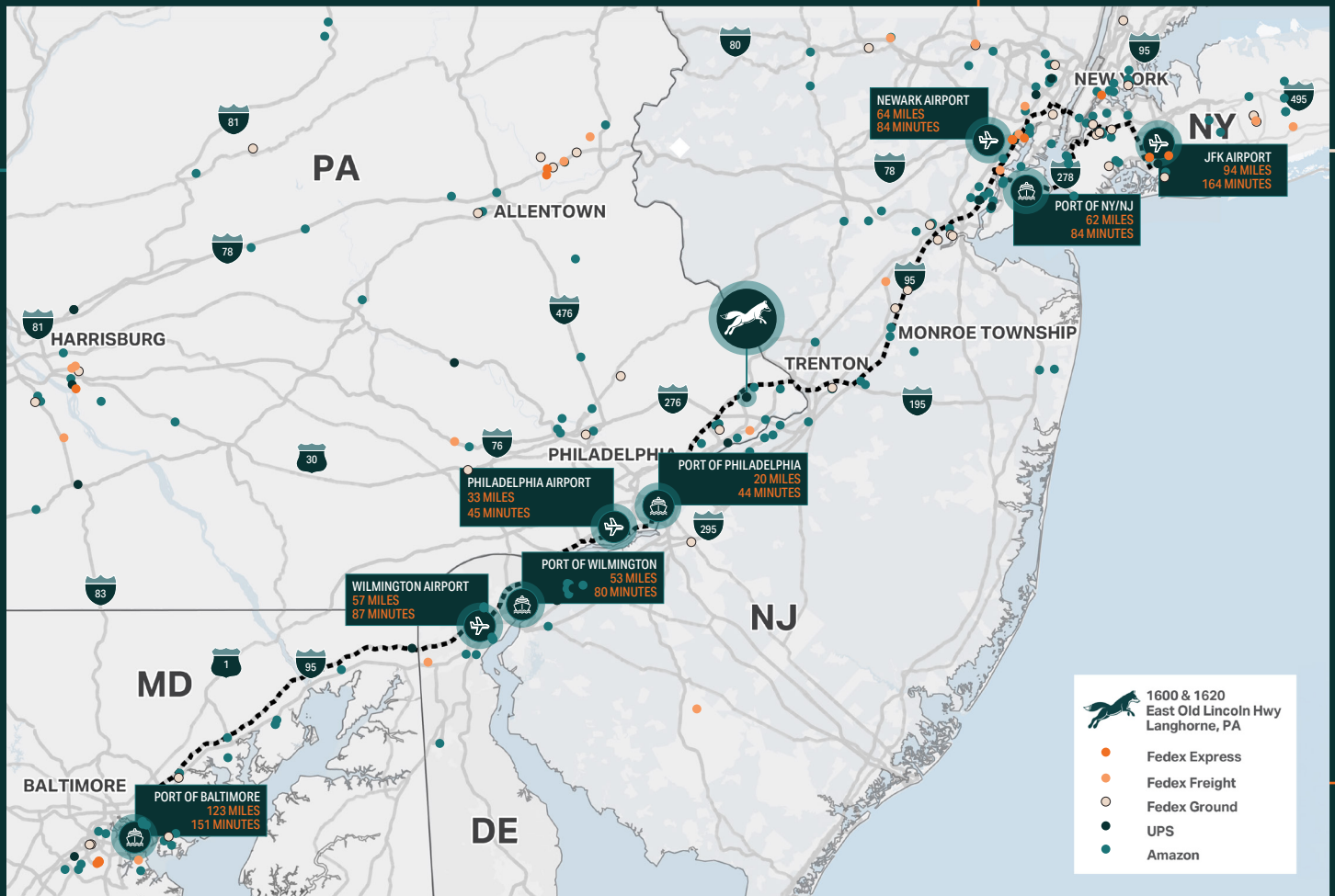
Building Sizes	361,457 SF (divisible to 100,000 SF)	Drive-in Doors	2	Warehouse Lighting	LED with motion sensors
Building Dimensions	360' x 1009'	Roofing	Fully-adhered 60 mil TPO, insulation R-30	HVAC	Roof mounted make-up air units; heated to 50 degrees interior
Loading Configuration	Rear Loading	Dock Doors	36 doors 9' x 10' to be built, with the ability to accommodate 67 doors in total	Power	3,000 A, 277/480 Volt, 3-phase, 4-wire service
Clear Height	40'	Dock Equipment	35,000 lb. mechanical dock levelers	Truck Court Depth	185'
Column Spacing	50' x 50' (60' speed bays)	Sprinkler System	ESFR	Car Parking Count	312 passenger vehicles
Exterior Wall Construction	Concrete Precast Panels			Trailer Parking Count	97

LABOR & CONSUMER REACH



- COURTYARD BY MARRIOTT**
- MCCAFFREY'S FOOD MARKETS**
- PENSKE**
- Holiday Inn Express**
- OXFORD VALLEY MALL**
 - JCPenney
 - PANDORA
 - SUIT MART
 - Andy's BRICK SHOP
 - macy's
 - Foot Locker
 - AuntieAnne's
 - Bath & Body Works
 - LOFT
- SPRINGHILL SUITES BY MARRIOTT**
- NORDON BEYOND EQUIPMENT**
- THE HOME DEPOT**
- SHERATON EST. 1937**
- LOWER BUCKS LOGISTICS HUB**
1600 EAST OLD LINCOLN HIGHWAY
- LINCOLN PLAZA**
 - HomeGoods
 - Raymour & Flanigan FURNITURE | MATTRESSES
 - Rack
 - DSW
 - ULTA BEAUTY
 - HOME SENSE
 - TJ-MAXX
- Target**
- LOWE'S**
- sam's club**
- LANGHORNE SQUARE SHOPPING CENTER**
 - REDNER'S
 - Marshalls
 - BOB'S DISCOUNT FURNITURE
 - DOLLAR TREE
 - FLOOR DECOR

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