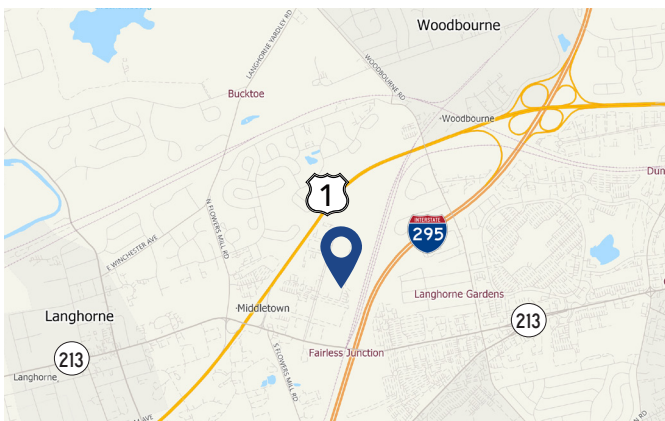


**121 WHEELER COURT, LANGHORNE, PA****157,912 SF****LOCATION  
DETAILS**

- Located in Bucks County Business Park
- Less than one (1) mile to U.S. Route 1 with connectivity to I-295

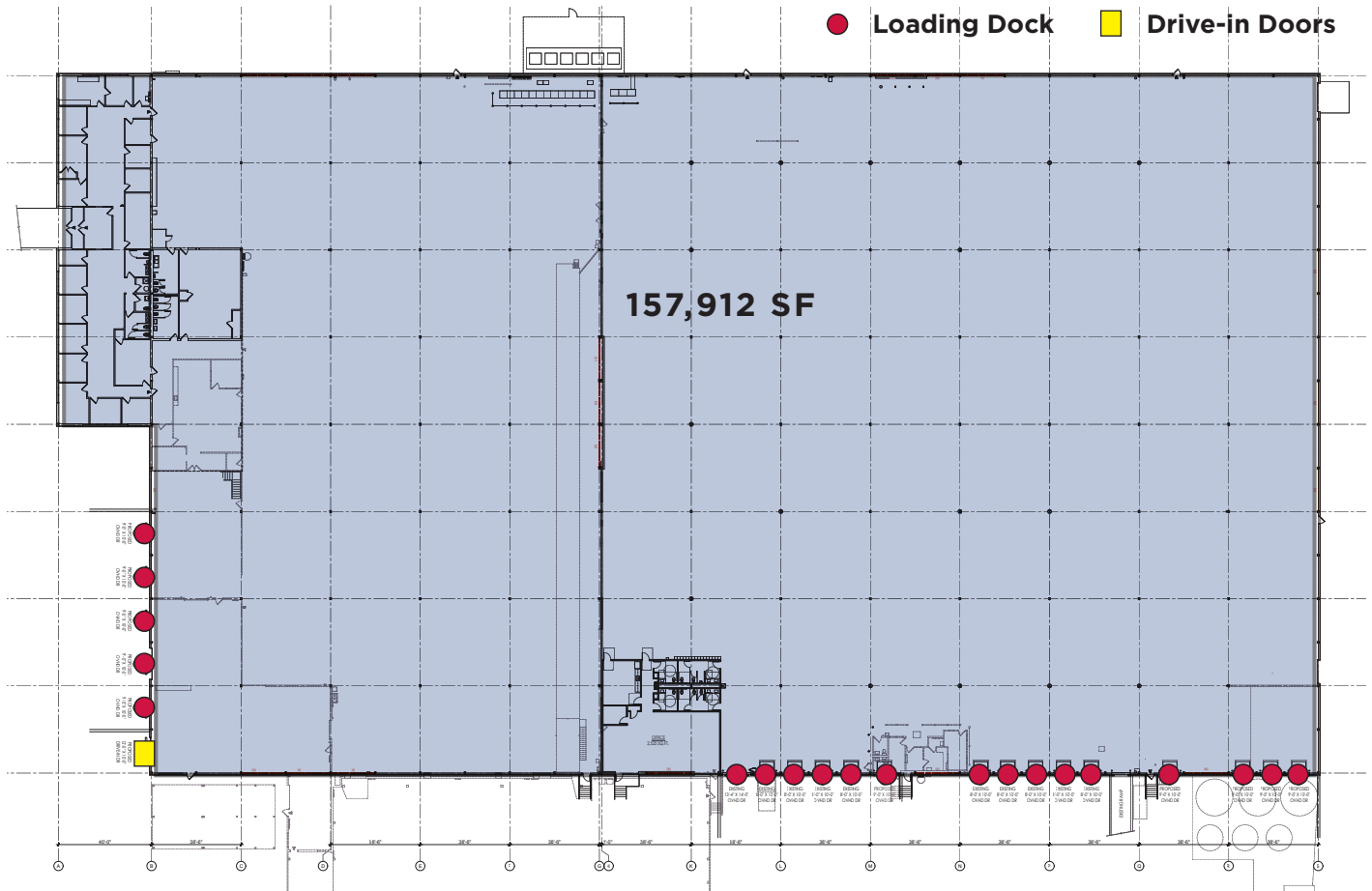
**PROPERTY  
HIGHLIGHTS**

- Renovations Underway
- Heavy Power - 12,000 amps
- Rail-Served
- 23'-31' Clear Height
- Outdoor Storage

**LEASING****Tony Rod, SIOR** 610-400-0486 | [trod@lee-associates.com](mailto:trod@lee-associates.com)**Brian Knowles, SIOR** 610-400-0484 | [bknowles@lee-associates.com](mailto:bknowles@lee-associates.com)**Andrew Landolfi** 610-947-0420 | [alandolfi@lee-associates.com](mailto:alandolfi@lee-associates.com)**Sean Campbell** 610-798-6075 | [scampbell@lee-associates.com](mailto:scampbell@lee-associates.com)

121 WHEELER COURT, LANGHORNE, PA

157,912 SF

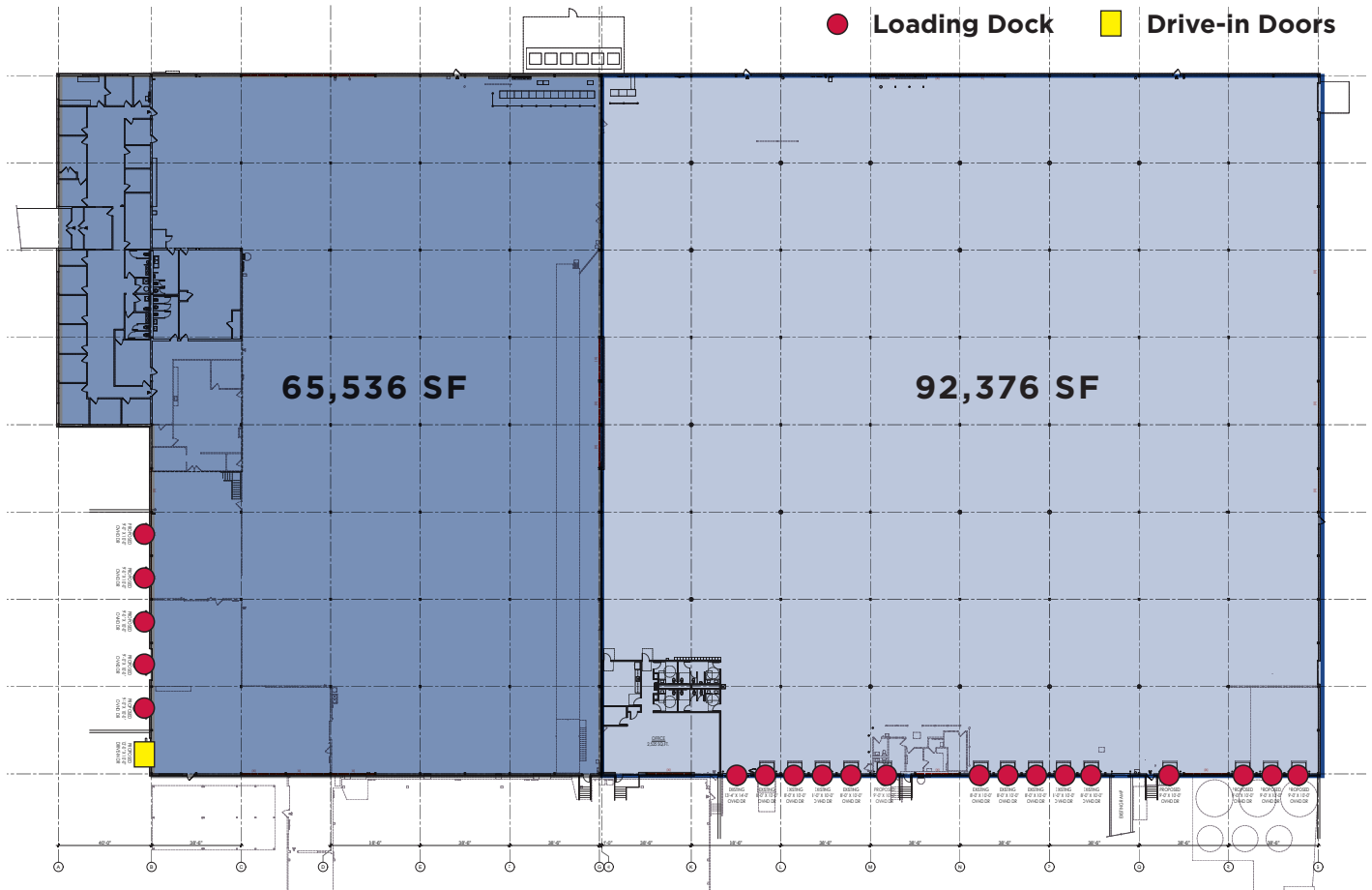


## PROPERTY DETAILS

<b>Total Building Size</b>	157,912 SF	<b>Drive-in Doors</b>	1
<b>Office Space</b>	11,935 SF	<b>Power</b>	Heavy - 12,000 amps
<b>Property Type</b>	Industrial Warehouse	<b>Lighting</b>	LED
<b>Tenancy</b>	Single/Multi-Tenant	<b>Sprinkler</b>	Wet
<b>Clear Height Min/Max</b>	23' - 31'	<b>Car Parking</b>	61 spaces
<b>Column Spacing</b>	38'6" x 37'6"	<b>Trailer Parking</b>	25 spaces
<b>Loading Docks</b>	20		

121 WHEELER COURT, LANGHORNE, PA

157,912 SF



## UNIT 1

<b>Total Size</b>	65,536 SF
<b>Office Space</b>	9,410 SF
<b>Clear Height</b>	23'
<b>Loading Docks</b>	5
<b>Drive-in Doors</b>	1
<b>Power</b>	9,000 amps, 277/480 volts, 3-phase

## UNIT 2

<b>Total Size</b>	92,376 SF (Rail-Served)
<b>Office Space</b>	2,525 SF
<b>Clear Height</b>	31'
<b>Loading Docks</b>	15
<b>Drive-in Doors</b>	TBD
<b>Power</b>	3,000 amps, 277/480 volts, 3-phase

**157,912 SF**