

### 121 WHEELER COURT, LANGHORNE, PA

157,912 SF



# **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

Brian Knowles, SIOR 610-400-0484 | bknowles@lee-associates.com

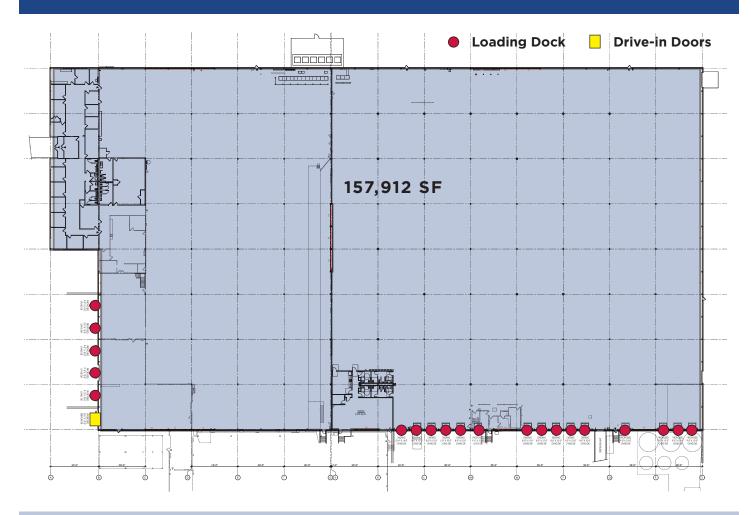
Andrew Landolfi 610-947-0420 | alandolfi@lee-associates.com

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#### PROPERTY

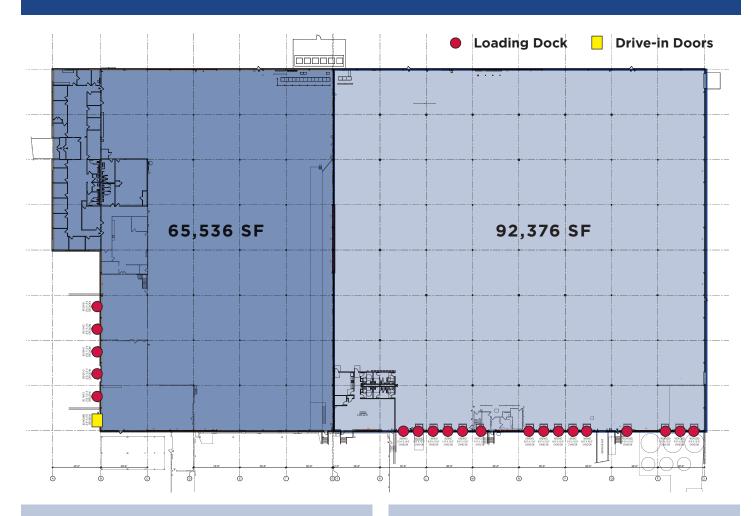
### **DETAILS**

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



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### **UNIT 1**

## **UNIT 2**

Total Size	65,536 SF	Total Size	92,376 SF (Rail-Served)
Office Space	9,410 SF	Office Space	2,525 SF
Clear Height	23'	Clear Height	31'
Loading Docks	5	Loading Docks	15
Drive-in Doors	1	Drive-in Doors	TBD
Power	9,000 amps, 277/480 volts, 3-phase	Power	3,000 amps, 277/480 volts, 3-phase



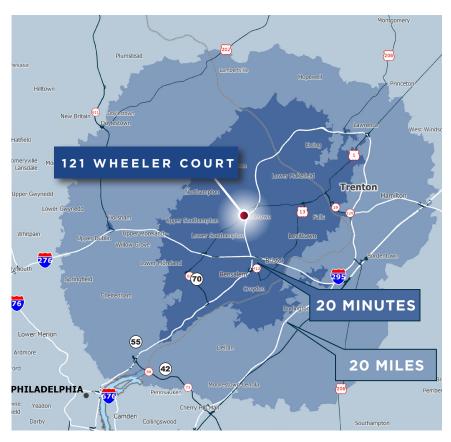
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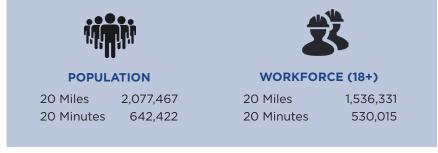
### 157,912 SF

Miles

0.4

#### **LOCATION & DEMOGRAPHICS**







Certer City i illiadelpilla	25
New York, NY	75
Baltimore, MD	122
Washington, DC	161
Boston, MA	287

Center City Philadelphia



Port of Philadelphia, Tioga	21
Port of Wilmington	55
Port of Elizabeth	76
Port of Baltimore	127



borts	Philadelphia Intl.	33
	Newark Liberty Intl.	63
(	Baltimore Washington Intl.	132

USPS, Langhorne, PA

FedEx Ground, Langhorne, PA



	- callx or carra, larighterine, i.v.	
-	UPS Freight, Langhorne, PA	5
	FedEx Ground, Philadelphia, PA	14
	USPS Distribution Center Philadelphia, PA	33



5	Norfolk Southern Langhorne, PA	5
	CSX Intermodal Philadelphia, PA	28
	SMS Rail Line Logan Township, NJ	49

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