

40,817
SQUARE FEET
INDUSTRIAL
BUILDING
FOR LEASE

LOCATED AT
INTERSECTION OF
I-295 & ROUTE 1



AVAILABLE FOR LEASE

2021 CABOT BLVD W

LANGHORNE, PA

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How & Where May We Help You?



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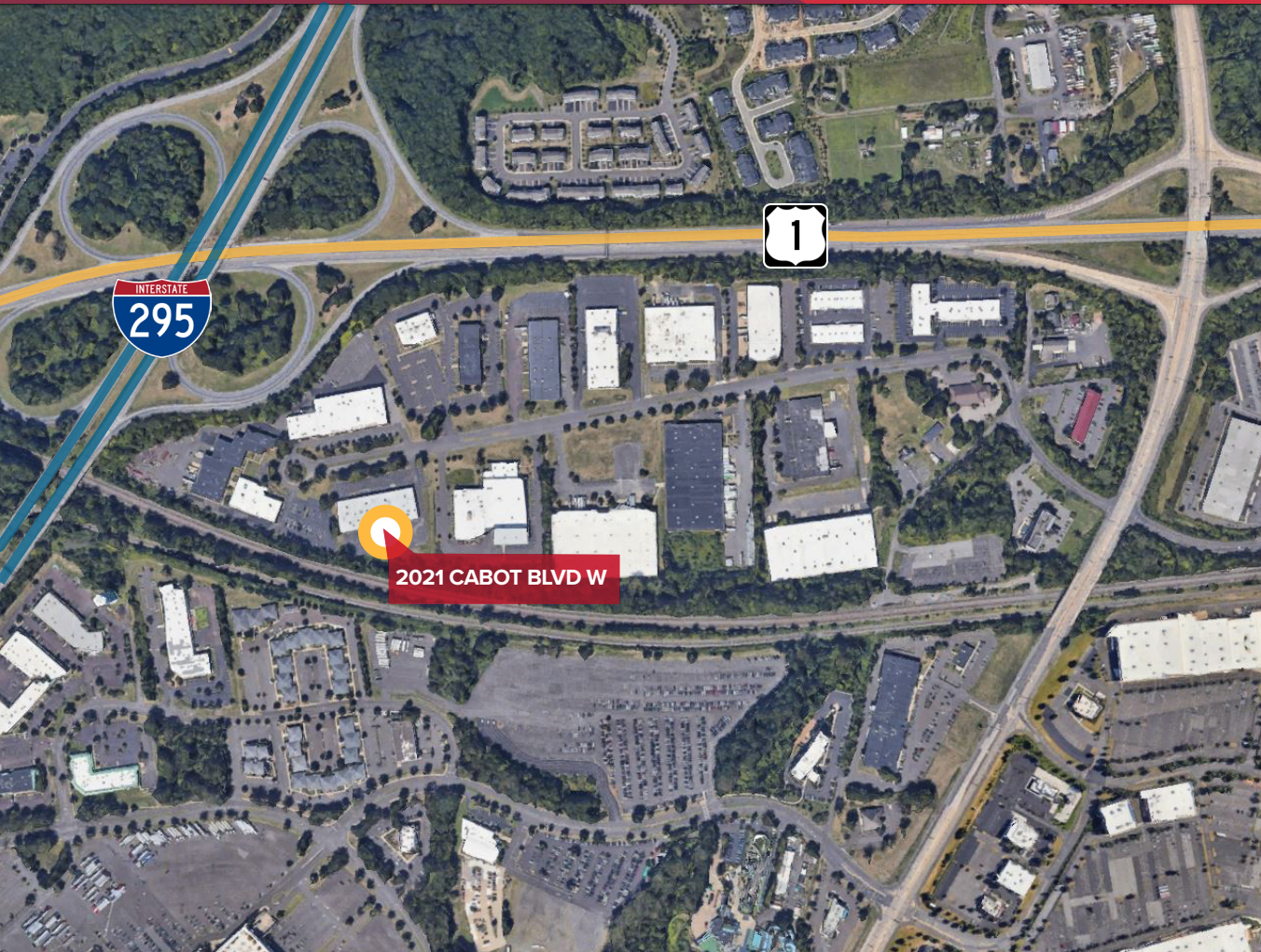
PROPERTY DESCRIPTION

- 12,300± SF warehouse area
- 28,517± SF office area
- 16'6" ceiling height
- 2 tailgate doors (expandable)
- Power: 880 Amp 277 volt, 3-phase 4-wire, with 240 volts in sub-panels
- 3.74± acre lot
- 140± car parking
- Zoned M1 (Light Manufacturing Dist)

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LOCATION INFORMATION



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LANGHORNE, PA

Distance from

Route 1	1.0 mi
I-295	1.8 mi
Trenton Morrisville Bridge	6.2 mi
I-95 S	6.4 mi
PA Turnpike (Bensalem)	8.2 mi
NJ Turnpike	12.5 mi
Center City Philadelphia	25 mi
Philadelphia Int'l Airport	35 mi

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