

For Sale or Lease

±40,817 SF First-Class Industrial Facility

2021 Cabot Boulevard West Langhorne, Pennsylvania

Available April 2024



Colliers



OXFORD VALLEY MALL
A SIMON MALL



Town Center Offices

2021 Cabot Boulevard West

Property Profile

±40,817 SF
Total Building Size

±3.74 Acres
Lot Size

1982/2018
Constructed/Renovated

880 Amp 277 volt, 3-phase 4-wire, with 240 volts in sub-panels
Power

±12,300 SF
Warehouse Area

18'6"
Ceiling Height

M-1 Light Mfg.
Zoning

±28,517 SF
Office/Admin Area

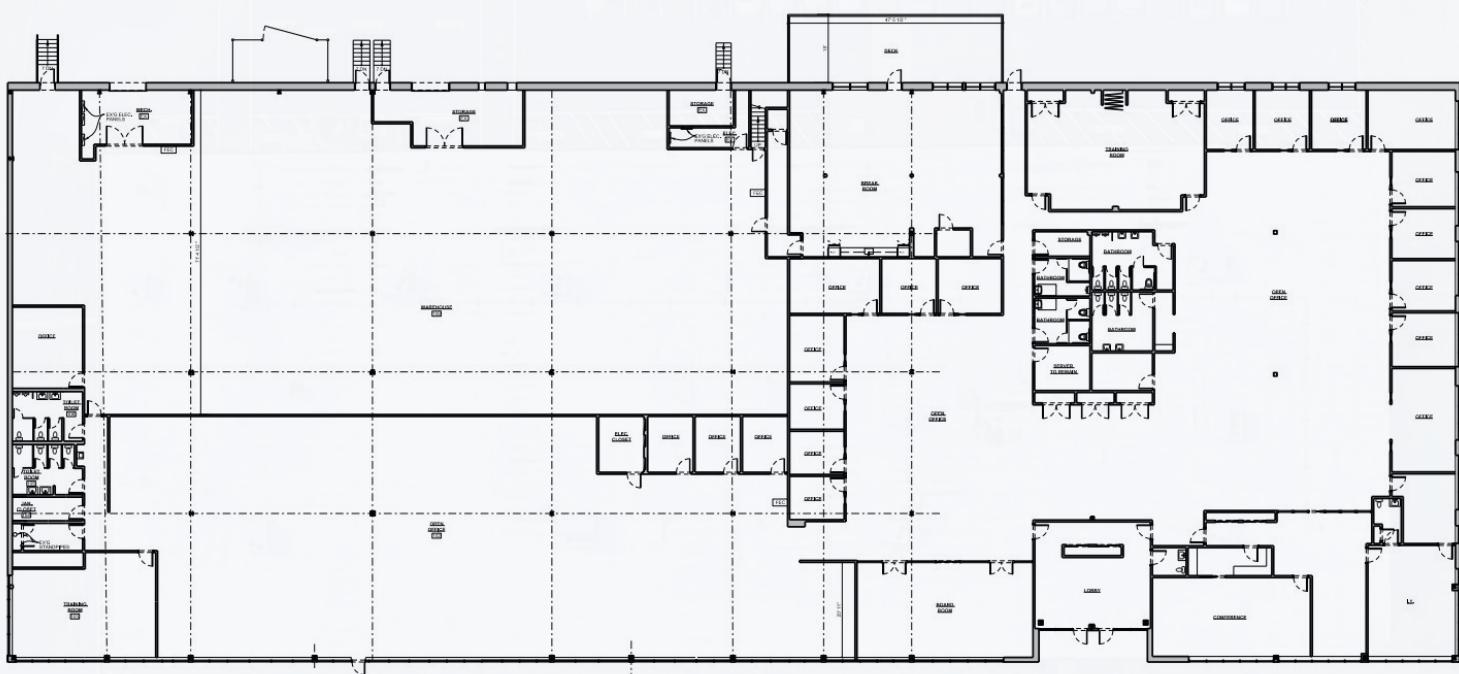
1
Stories

2 (Expandable)
Dock Doors

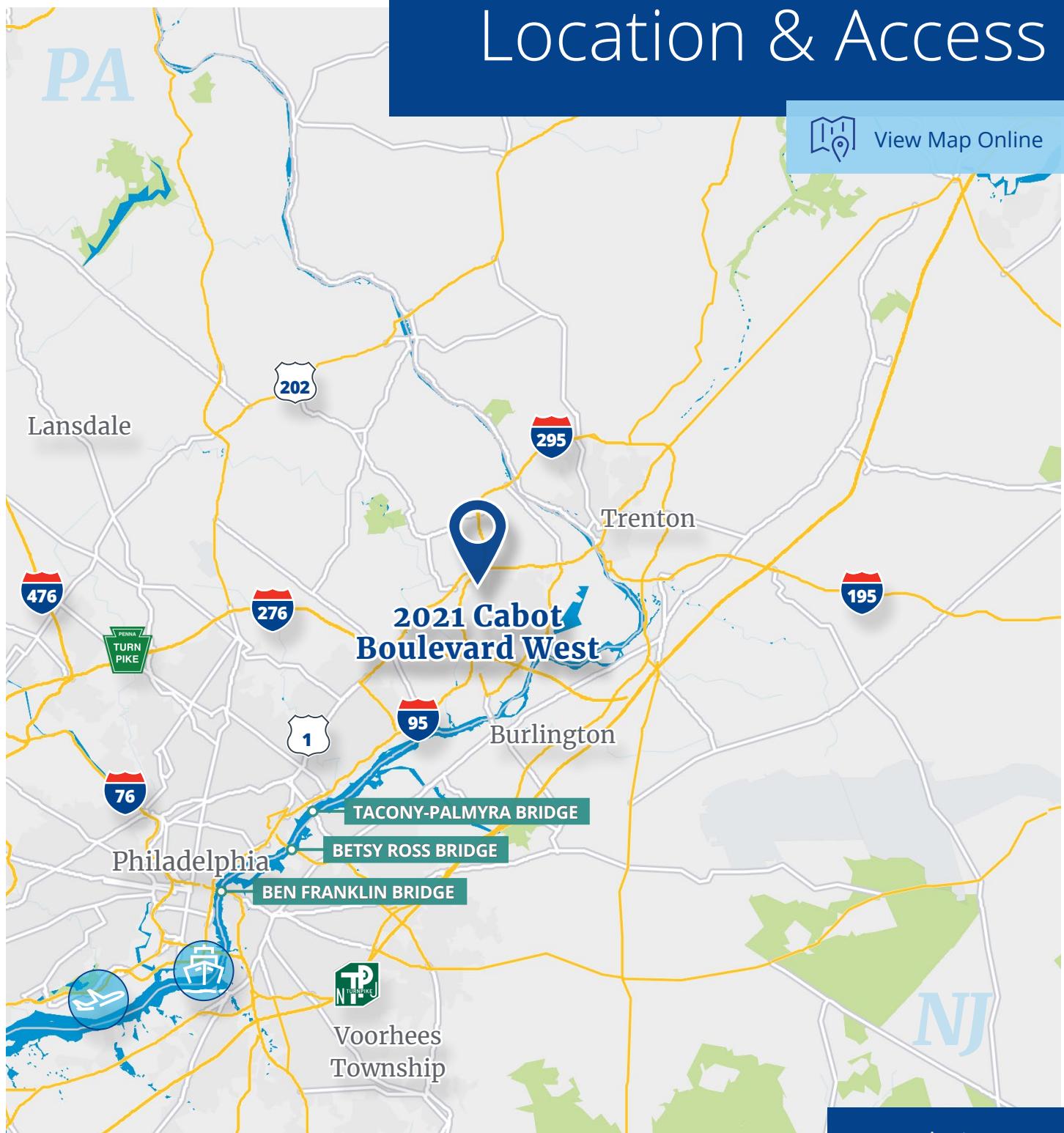
Description

Flexible design offering the ability to expand the warehouse space, divide the building, or maintain its current 70% office configuration. Superbly located at the intersection of I-295 and US Rt 1 in Bucks County, PA

Building Plan



Location & Access



Ben Franklin Bridge

26.5 Miles

**Packer Avenue
Marine Terminal**

30.6 Miles

Interstate 95

1.2 Miles

Tacony-Palmyra Bridge

20 Miles

PHL International Airport

35.4 Miles



For More Info, Please Contact



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