

For Sale or Lease

±40,817 SF First-Class Industrial Facility

2021 Cabot Boulevard West Langhorne, Pennsylvania

Available April 2024





OXFORD VALLEY MALL[®]
A SIMON MALL



Town Center Offices

2021 Cabot Boulevard West

Property Profile

±40,817 SF
Total Building Size

±12,300 SF
Warehouse Area

±28,517 SF
Office/Admin Area

±3.74 Acres
Lot Size

18'6"
Ceiling Height

1
Stories

1982/2018
Constructed/Renovated

M-1 Light Mfg.
Zoning

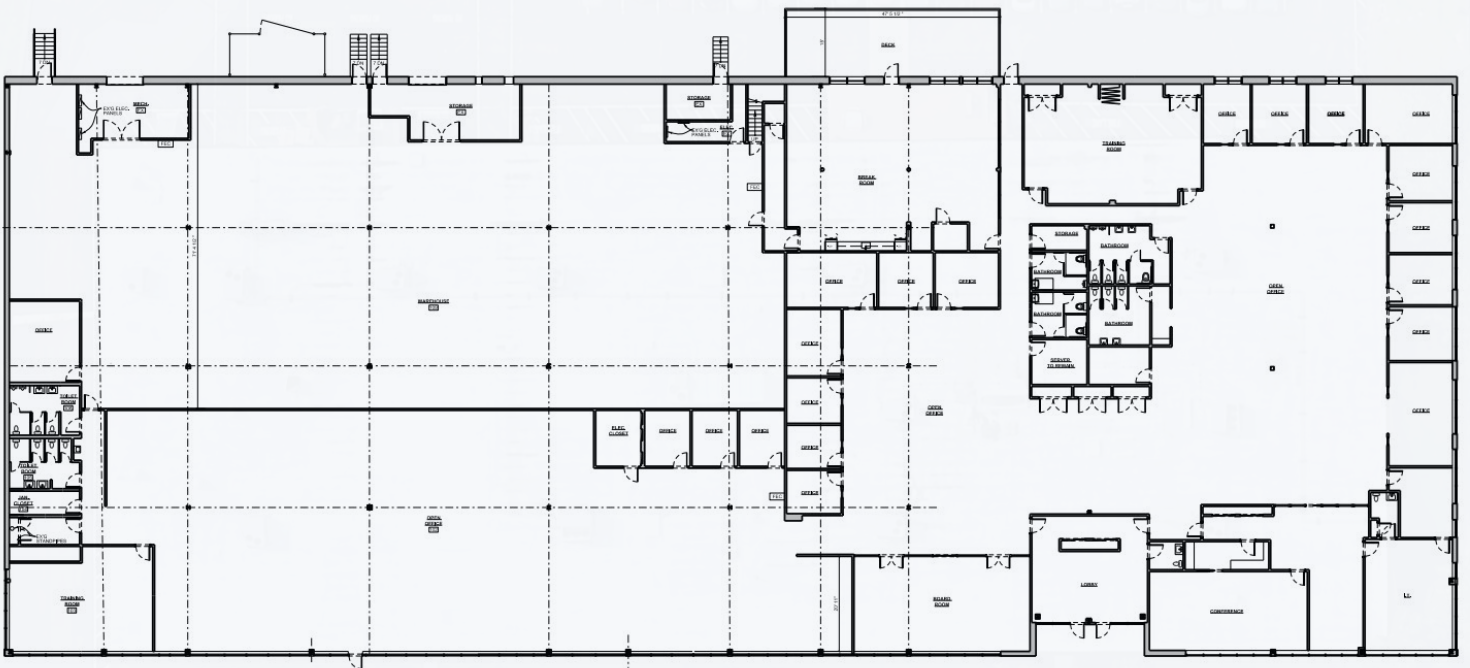
2 (Expandable)
Dock Doors

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

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

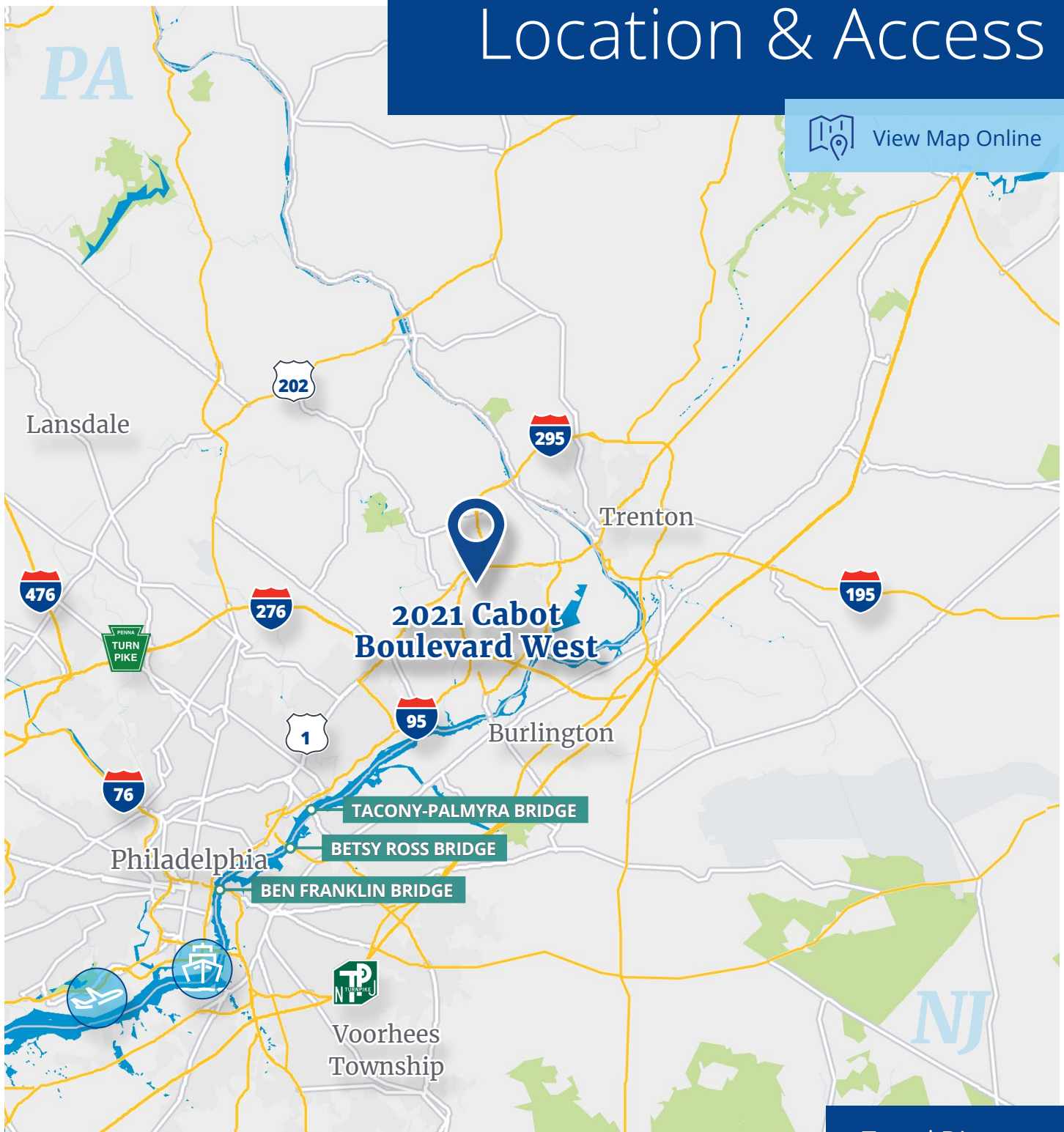
Building Plan



Location & Access



[View Map Online](#)



Travel Distances

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



Richard Gorodesky, SIOR
Senior Managing Director
+1 215 460 5857
richard.gorodesky@colliers.com



Adam Gorodesky, CPA
Vice President
+1 215 873 1718
adam.gorodesky@colliers.com



1801 Market Street, Suite 500
Philadelphia, PA 19103
www.colliers.com/philadelphia

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