

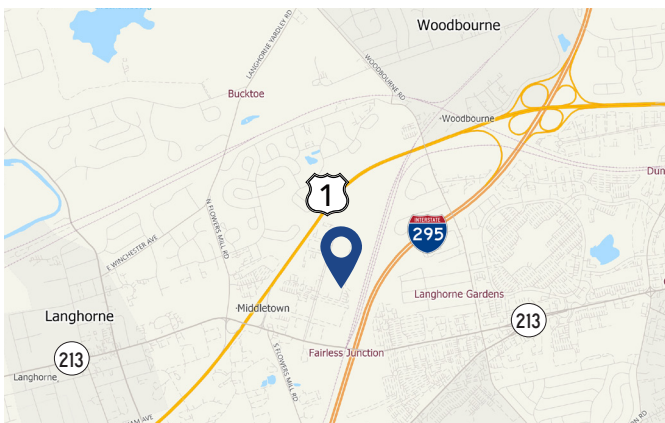
121 WHEELER COURT, LANGHORNE, PA

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
- Rail-Served
- 23'-31' Clear Height
- Excess Outdoor Storage

LEASING

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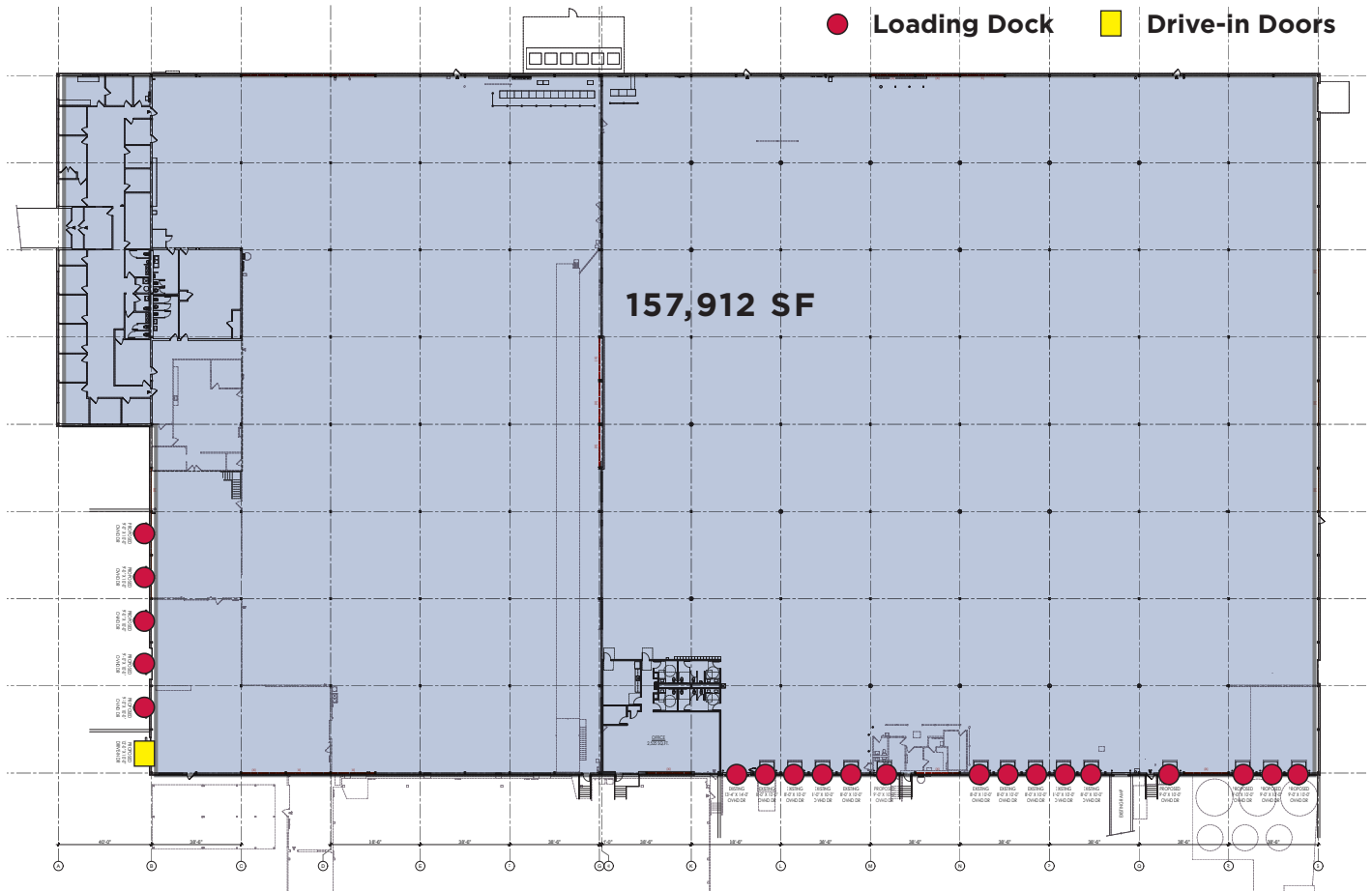
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157,912 SF

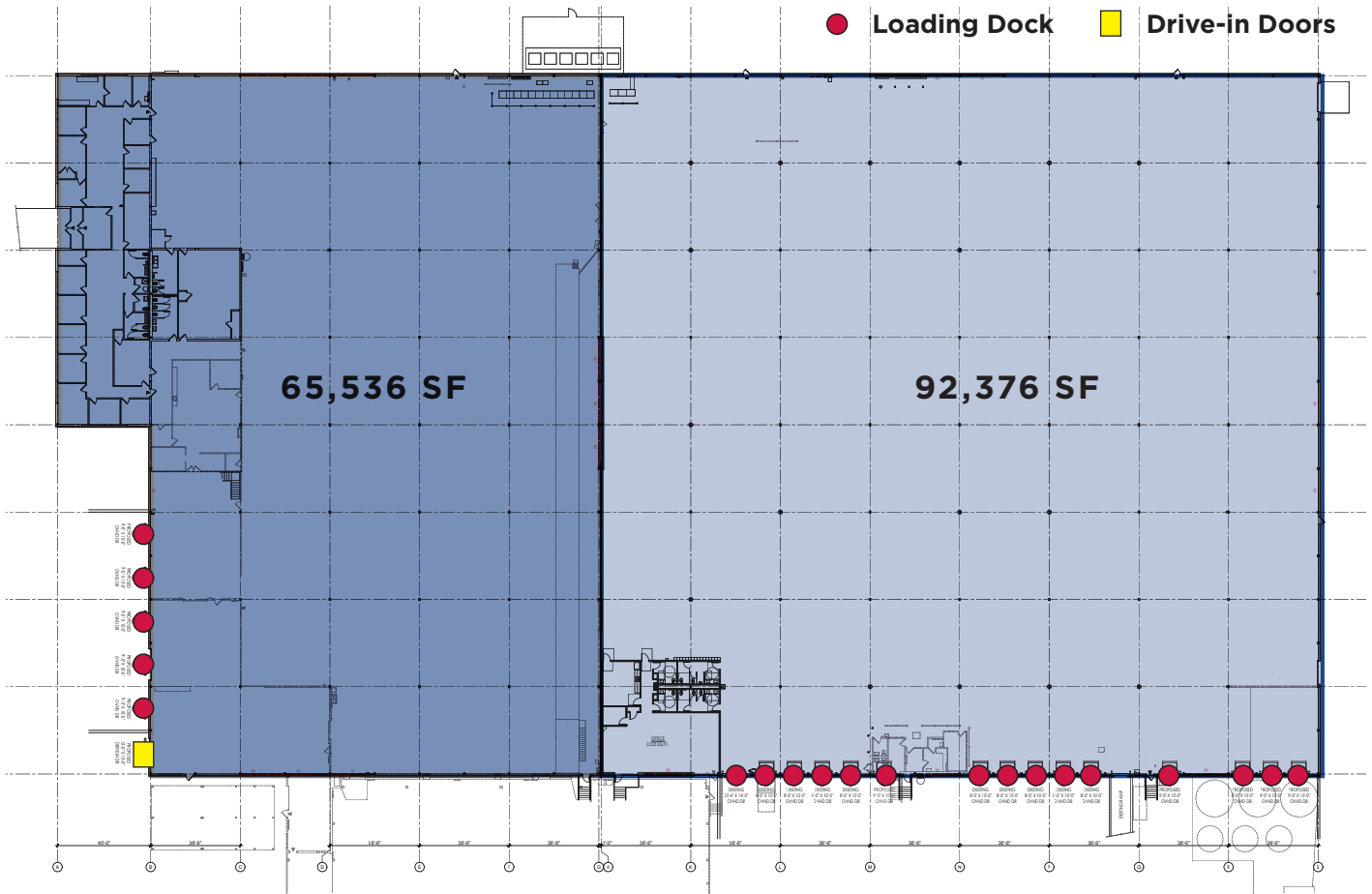


**PROPERTY
DETAILS**

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

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

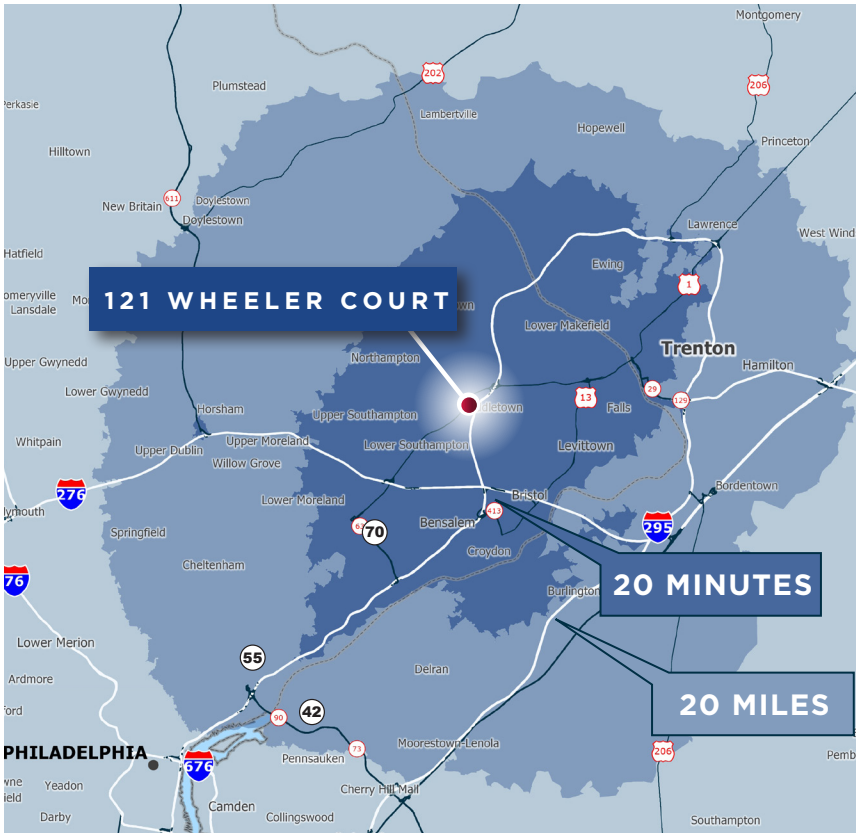
UNIT 2

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

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LOCATION & DEMOGRAPHICS



	Miles	
Same Day Delivery	Center City Philadelphia	25
	New York, NY	75
	Baltimore, MD	122
	Washington, DC	161
	Boston, MA	287
Ports	Port of Philadelphia, Tioga	21
	Port of Wilmington	55
	Port of Elizabeth	76
	Port of Baltimore	127
Airports	Philadelphia Intl.	33
	Newark Liberty Intl.	63
	Baltimore Washington Intl.	132
Parcel	USPS, Langhorne, PA	0.4
	FedEx Ground, Langhorne, PA	1
	UPS Freight, Langhorne, PA	5
	FedEx Ground, Philadelphia, PA	14
Intermodal	USPS Distribution Center Philadelphia, PA	33
	Norfolk Southern Langhorne, PA	5
	CSX Intermodal Philadelphia, PA	28
	SMS Rail Line Logan Township, NJ	49

	POPULATION	WORKFORCE (18+)
20 Miles	2,077,467	1,536,331
20 Minutes	642,422	530,015

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