

# LANGHORNE

LOGISTICS CENTER

900 WHEELER WAY  
LANGHORNE, PA

210,564 SF



READY FOR IMMEDIATE OCCUPANCY | MAY DIVIDE | TURNKEY FIT-OUT AVAILABLE

40' CLEAR HEIGHT

K-25.2 ESFR SPRINKLER SYSTEM

54' X 50' COLUMNS (60' SPEED BAY)

2,000 AMPS, 480 VOLT, 3-PHASE

2,657 SF OFFICE

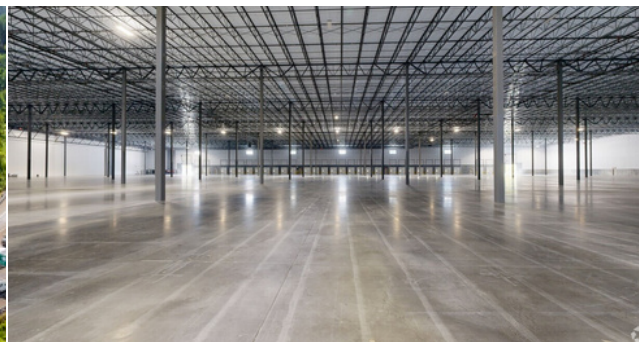
31 TAILGATES FULLY EQUIPPED

2 RAMPED DRIVE-IN DOORS

209 AUTOMOBILE PARKING SPACES

80 AVAILABLE TRAILER STALLS

150' TRUCK COURT DEPTH



## SITE PLAN



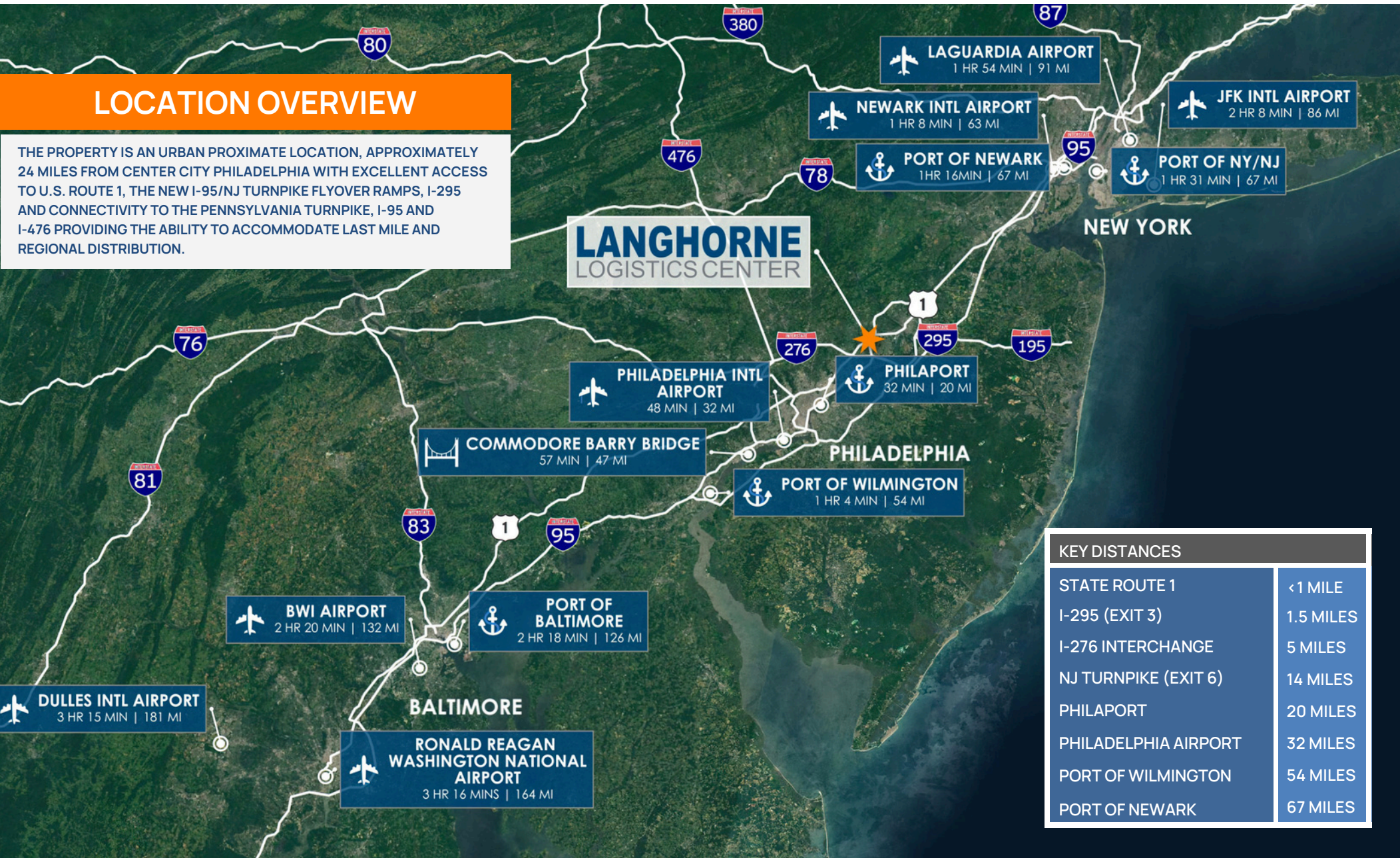
## BUILDING SPECIFICATIONS

BUILDING SIZE	210,564 SF
OFFICE SPACE	2,657 SF OFFICE WITH EXPANSION OPTIONS
CLEAR HEIGHT	40' (MEASURED AT UNDERSIDE OF ROOF JOISTS AT 1ST COLUMN LINE)
COLUMN SPACING	54'X50' WITH 60' SPEED BAY
LOADING	31 (9'X10') DOCK DOORS WITH FULL DOCK PACKAGES
DRIVE-INS	2 (14'X14') RAMPED
PARKING	209 SPACES
TRAILER PARKING	80 STALLS AVAILABLE
SPRINKLER	K-25.2 ESFR SYSTEM
POWER	2,000 AMPS, 277/480V, 3-PHASE ELECTRIC SERVICE
LIGHTING	AVERAGE 25 FC AT 3' AFF OPEN FLOORPLAN EGRESS LIGHTING
CONSTRUCTION	TILT-UP CONCRETE PANELS, 9.25" THICK SURFACE MOUNTED INSULATION
ROOF	60MIL TPO WITH R30 INSULATION AND METAL DECKING
FLOOR	7" THICK UNREINFORCED 4,000 PSI, 5" COMPACTED DGA SUBFILL
POTENTIAL PALLET POSITIONS (ASSUMING 3,500 SF OFFICE)	33,840* (6'6" VNA AISLES) 26,322* (10'6" STANDARD AISLES) <small>*YIELDS 17% MORE POSITIONS THAN 35' CLEAR WITH SAME PLANS</small>



## LOCATION OVERVIEW

THE PROPERTY IS AN URBAN PROXIMATE LOCATION, APPROXIMATELY 24 MILES FROM CENTER CITY PHILADELPHIA WITH EXCELLENT ACCESS TO U.S. ROUTE 1, THE NEW I-95/NJ TURNPIKE FLYOVER RAMPS, I-295 AND CONNECTIVITY TO THE PENNSYLVANIA TURNPIKE, I-95 AND I-476 PROVIDING THE ABILITY TO ACCOMMODATE LAST MILE AND REGIONAL DISTRIBUTION.



KEY DISTANCES	
STATE ROUTE 1	< 1 MILE
I-295 (EXIT 3)	1.5 MILES
I-276 INTERCHANGE	5 MILES
NJ TURNPIKE (EXIT 6)	14 MILES
PHILAPORT	20 MILES
PHILADELPHIA AIRPORT	32 MILES
PORT OF WILMINGTON	54 MILES
PORT OF NEWARK	67 MILES



## LABOR DEMOGRAPHICS

### 0-10 MILE RADIUS (2023)

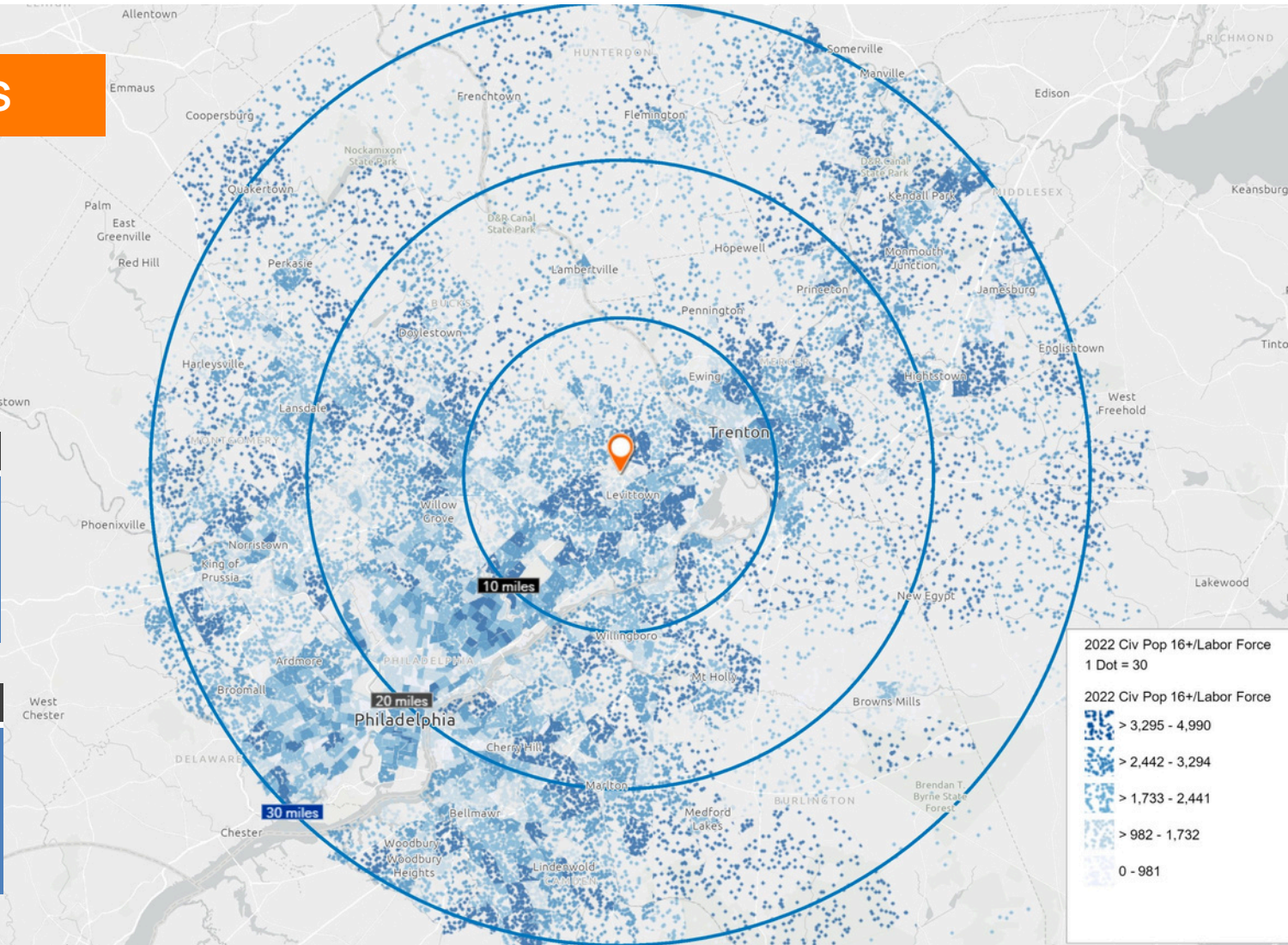
Total Population	754,031
Total Labor Force (16+)	619,888
Transport/Warehouse Workers	23,084
Median Household Income	\$85,094

### 10-20 MILE RADIUS (2023)

Total Population	2,017,693
Total Labor Force (16+)	1,637,042
Transport/Warehouse Workers	49,829
Median Household Income	\$78,544

### 20-30 MILE RADIUS (2023)

Total Population	2,389,166
Total Labor Force (16+)	1,961,848
Transport/Warehouse Workers	59,816
Median Household Income	\$88,137



**FOR MORE INFORMATION**  
PLEASE CONTACT US

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