

# 2251 CABOT BOULEVARD W. LANGHORNE, PA 19047 BUCKS COUNTY BUSINESS PARK



REPRESENTED BY  
THE FLYNN COMPANY

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## AVAILABLE FOR SUBLEASE 104,074 SF INDUSTRIAL BUILDING

### PROPERTY HIGHLIGHTS

**BUILDING SIZE** 104,074 SF

**OFFICE AREA** 8,000 SF second floor office, elevator served  
1 Men's Locker Room, 1 Women's Locker Room, Various offices & large break room

**LOT SIZE** 5.5 Acres. Additional paved land (3.4 Acres) for car or truck parking available

**LOADING** Seven (7) motorized tailgate doors with electrically controlled end of dock levelers, seals and dock lights. Four (4) 12'x14' drive in doors.

**PARKING** Sixty-five (65) car parking. Additional parking may be made available for car or truck

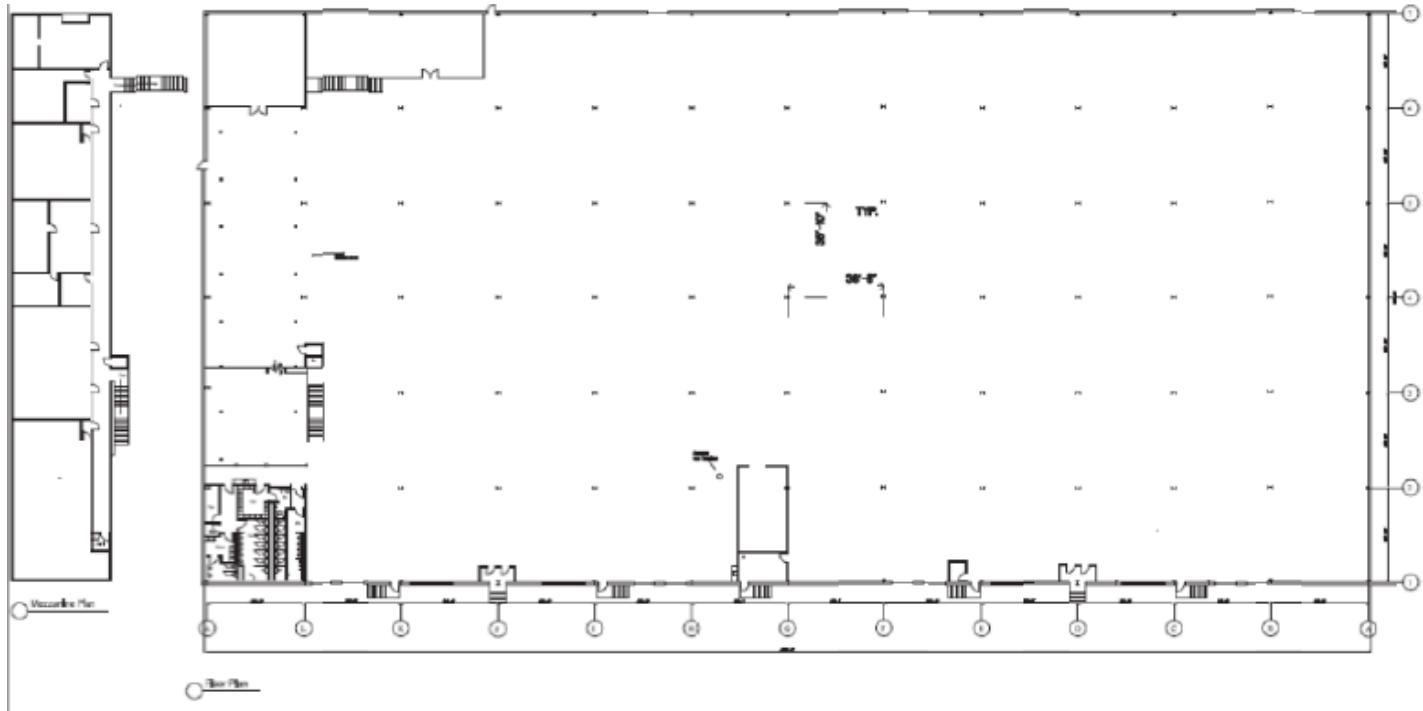
The  
Flynn  
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## PROPERTY DETAILS

<b>CONSTRUCTION</b>	Steel frame, block with metal sandwich panel (1981)
<b>SPRINKLER</b>	100% wet system rated .19 GPM over most remote 4,000 SF
<b>RESTROOMS</b>	First Floor   Men's room – 8 water closets, 4 urinals and 6 lavatories First Floor   Women's room – 9 water closets and 7 lavatories Second Floor   1 Men's and 1 Women's
<b>LIGHTING</b>	LED Lighting
<b>CEILING HEIGHT</b>	26'6"+/- sloping to 22'5"+/-
<b>HVAC</b>	Warehouse is serviced by ceiling hung gas fired hot air units. Office is serviced by package units supplying AC and heat.
<b>COLUMN SPACING</b>	37'x37'
<b>ROOF</b>	Carlisle TPO Roof
<b>ELECTRICAL</b>	2,400 amps; 120/208, 277/480 volt; 3 phase; 4 wire
<b>WATER &amp; SEWER</b>	Public
<b>ZONING</b>	M-1 - Light Manufacturing District
<b>FLOOR</b>	5" concrete floor with 6" x 6" #10 welded wire fabric
<b>MISCELLANEOUS</b>	5 Big Ass Fans in the Warehouse
<b>LOCATION</b>	The 2251 Cabot Boulevard building is ideally located at the Bucks County Business Park, which is located just off of the intersection of Route 1 and I-95 and is within 5 minutes of the PA Turnpike



For More Information  
Please Contact:

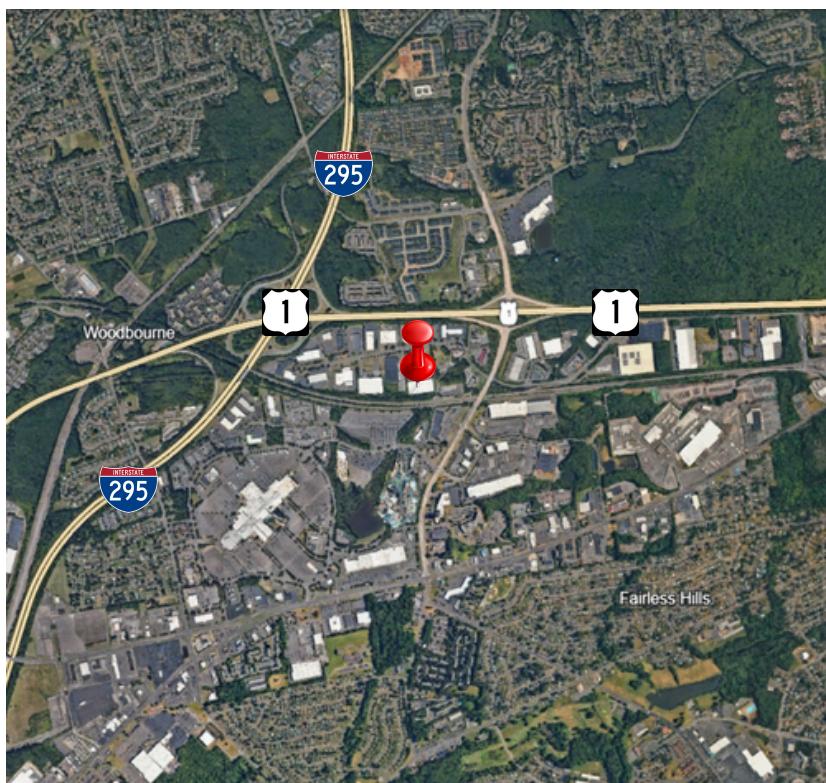
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## PROPERTY PHOTOS



## LOCATION



- Located in Bucks County Business Park (Middletown Township)
- Immediate access to Route 1, I-295, and Route 13
- Distances to:
  - I-276 (PA Turnpike) ..... 7.6 miles
  - NJ Turnpike ..... 15.5 miles
  - I-95 ..... 1.7 miles
  - Tiogo Marine Terminal ..... 22.1 miles
  - Packer Ave Marine Terminal ..... 28.7 miles
  - Center City Philadelphia ..... 26.3 miles
- Neighboring tenants include: GM, Keebler, Almo, Blackhorse Carriers, Empire Abrasive Equipment, and Metals USA