

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



REPRESENTED BY
THE FLYNN COMPANY

COLIN FLYNN, SIOR
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The
Flynn
Company

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.

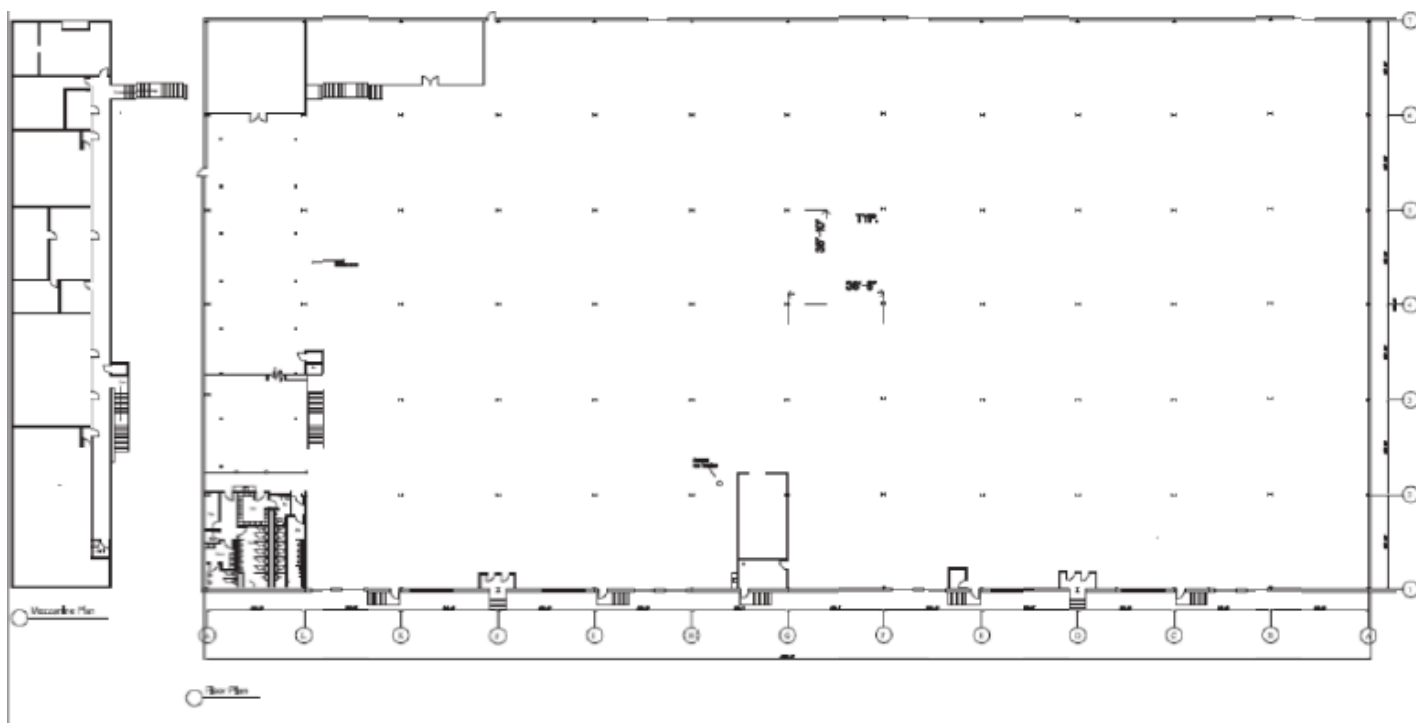
PARKING Sixty-five (65) car parking. Additional parking may be made available for car or truck

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

PROPERTY DETAILS

CONSTRUCTION	Steel frame, block with metal sandwich panel (1981)
SPRINKLER	100% wet system rated .19 GPM over most remote 4,000 SF
RESTROOMS	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
LIGHTING	LED Lighting
CEILING HEIGHT	26'6" +/- sloping to 22'5" +/-
HVAC	Warehouse is serviced by ceiling hung gas fired hot air units. Office is serviced by package units supplying AC and heat.
COLUMN SPACING	37'x37'
ROOF	Carlisle TPO Roof
ELECTRICAL	2,400 amps; 120/208, 277/480 volt; 3 phase; 4 wire
WATER & SEWER	Public
ZONING	M-1 - Light Manufacturing District
FLOOR	5" concrete floor with 6" x 6" #10 welded wire fabric
MISCELLANEOUS	5 Big Ass Fans in the Warehouse
LOCATION	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:

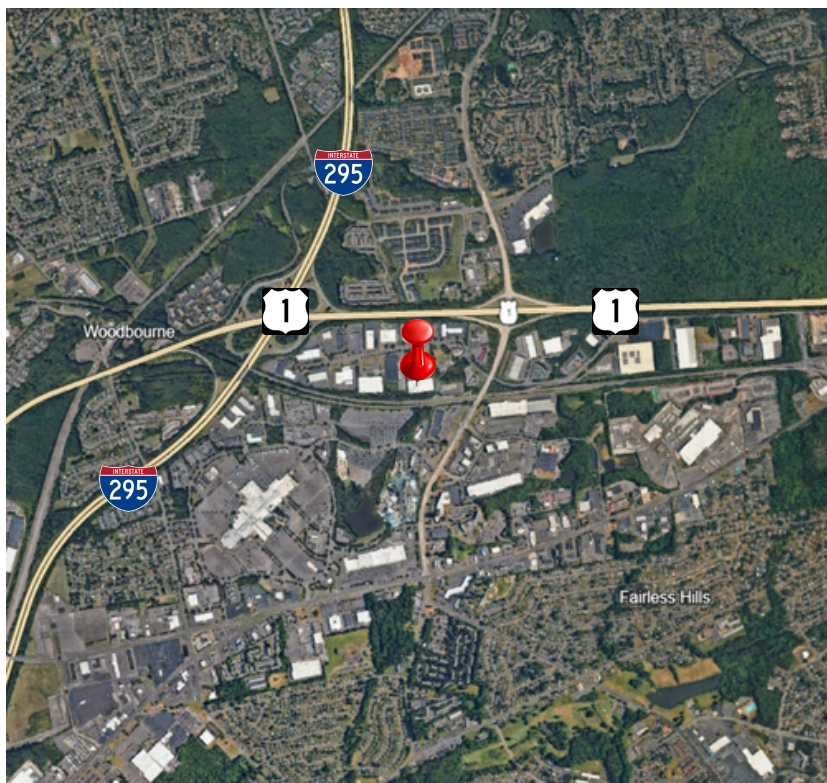
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PROPERTY PHOTOS



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