

40,729 SF FLEX BUILDING

AVAILABLE FOR SALE OR LEASE



2100 CABOT BOULEVARD

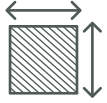
LANGHORNE, PA

The
Flynn
Company

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PROPERTY INFORMATION



40,729 SF Flex Building | 27,826 SF Available



Fit out as Office/R&D



One tailgate and edge of leveler, An additional tailgate and drive in door can be created



Fully sprinklered



Lot: 3.90 acres



Parking: 3.4 cars per 1,000 SF



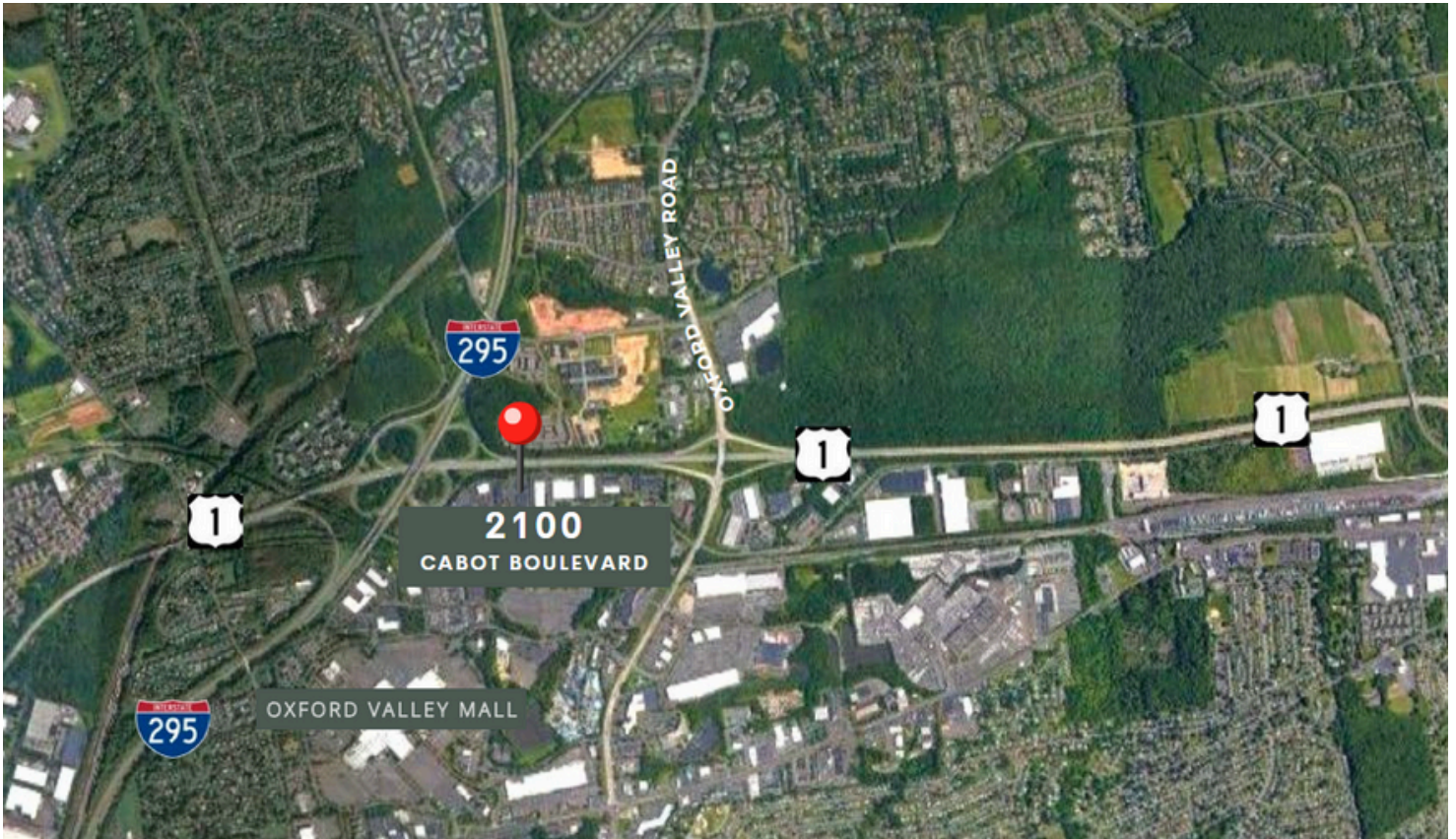
Electric: Primary service 13,200 volt. 1,200 amps at 277/480 volt 3 phase



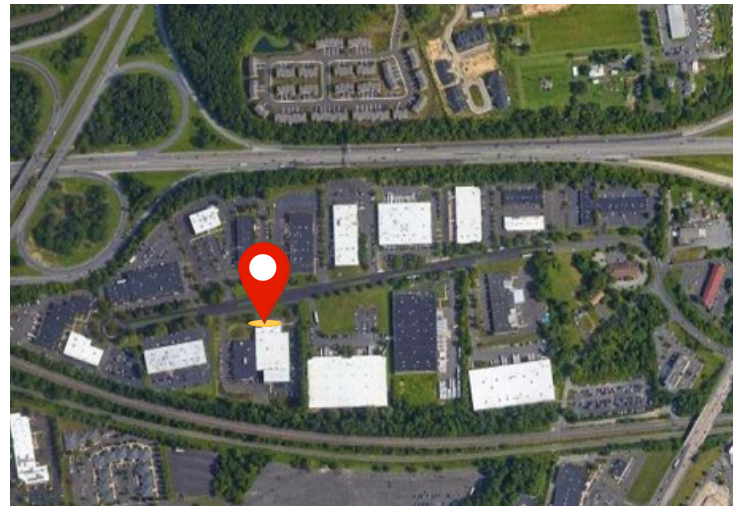
Roof: New John Mansville EPDM with 20-year warranty, replaced in March of 2022



LOCATION



- The building is ideally located in the Bucks County Business Park
- Located just off of the intersection of Route 1 and I-295
- Within 10 minutes of the Pennsylvania Turnpike
- Minutes to I-295 and Newtown-Yardley Interchange
- Ample nearby amenities including restaurants, banks, hotels, day care centers and shopping centers



For More Information Please Contact:

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