



# 2151

CABOT BOULEVARD WEST  
LANGHORNE, PA 19047



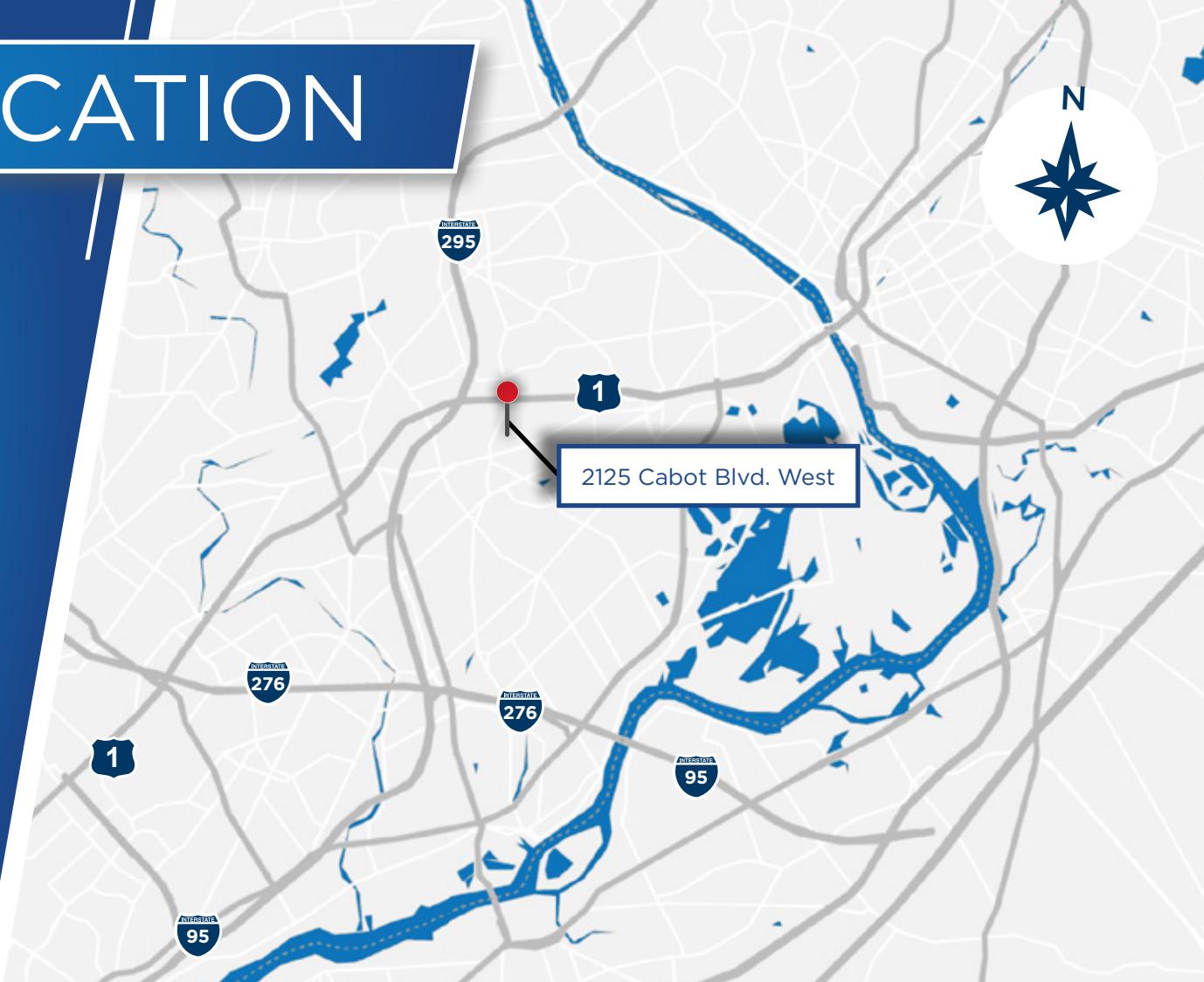
± 114,760 SF  
FOR LEASE

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# LOCATION




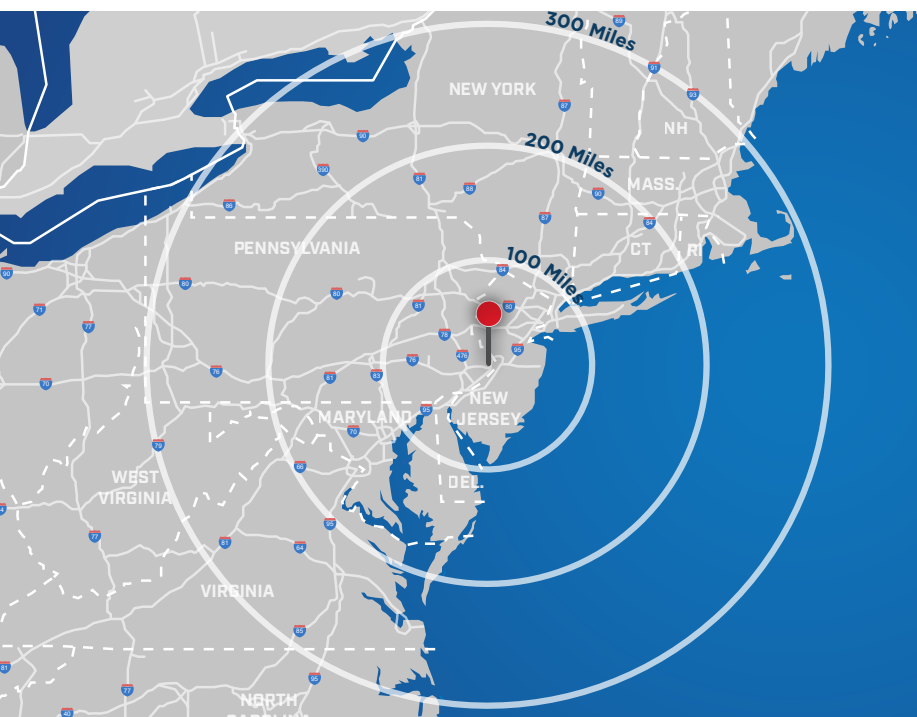
## DRIVE TIMES

 1 MILES

 1.5 MILES

 7.4 MILES

 8 MILES



## MAJOR CITIES

PHILADELPHIA, PA	27 MILES
CHERRY HILL, NJ	29 MILES
WILMINGTON, DE	56 MILES
NEW YORK, PA	72 MILES
HARRISBURG, PA	120 MILES
WASHINGTON, D.C.	163 MILES

# ACCESS MAP



## LOCATION OVERVIEW



Convenient access to Route 1, I-295, I-276 and I-95. 2151 Cabot Boulevard West provides access to over 50% of the United States population within a 10 hour truck drive.



## ACCESS

Conveniently located off exit 5A of I-295, in Lower Bucks County.



## LABOR

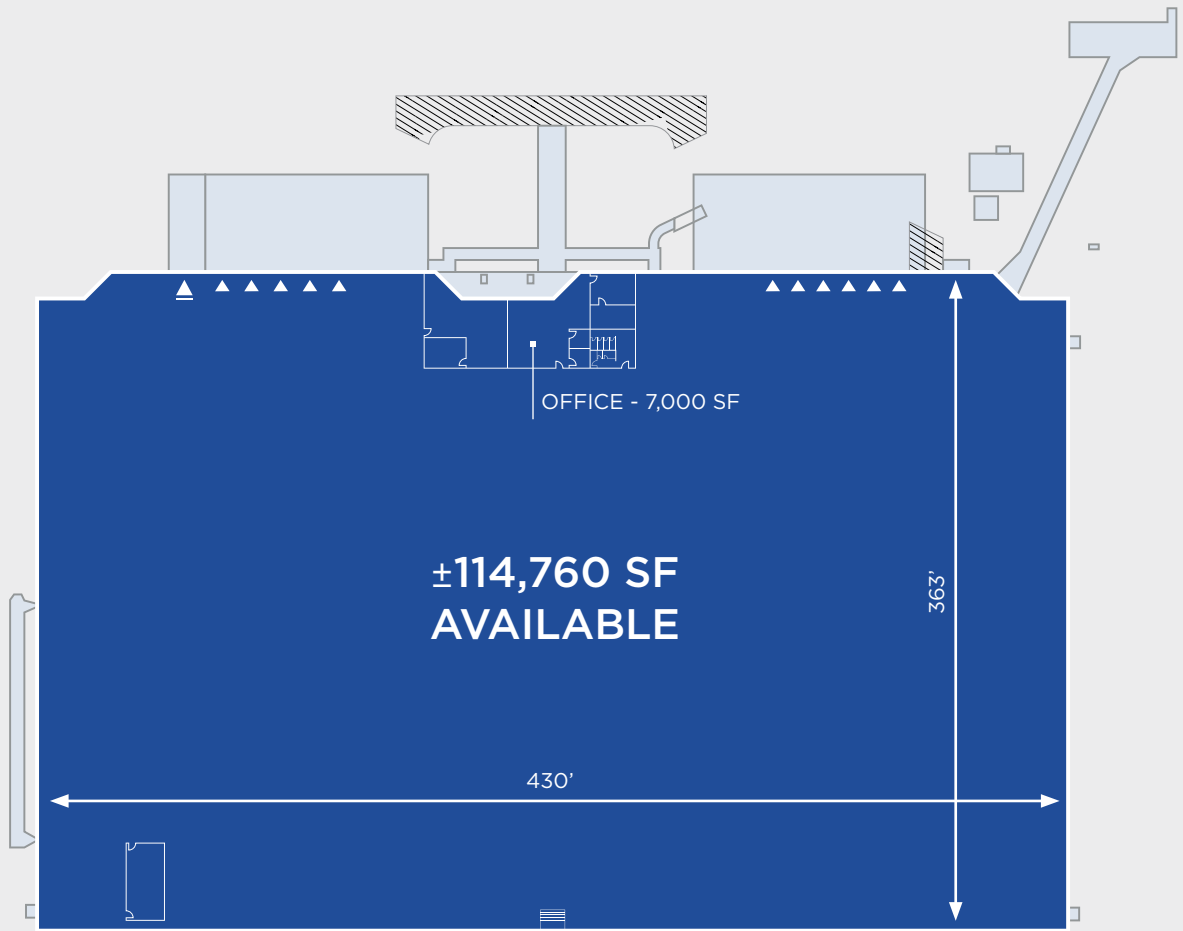
Bucks County has a strong labor force of roughly 145,000 blue collar employees within a 15-mile radius and is a prime pocket of the market in terms of labor supply.



## NEIGHBORING TENANTS

Amazon, Blackhorse Carriers Langhorne, Almo, Home Depot, Empire Abrasive Equipment and Blue by ADT

# BUILDING SPECS



<b>BUILDING AREA</b>	±114,760 SF	<b>DOCK DOORS</b>	11
<b>OFFICE AREA</b>	±7,000 SF	<b>DRIVE-IN DOORS</b>	1 (12'x16')
<b>YEAR BUILT</b>	1981	<b>LIGHTING</b>	T-5 and LED
<b>COLUMN SPACING</b>	36' x 38'9"	<b>FIRE PROTECTION</b>	100% WET
<b>CLEAR HEIGHT</b>	24' - 26'	<b>ZONING</b>	M-1 LIGHT INDUSTRIAL
<b>MUNICIPALITY</b>	MIDDLETOWN TOWNSHIP		

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