

8 QUEEN ANNE COURT LANGHORNE, PA

FOR SALE OR LEASE

±237,867 SF

Jonas Skovdal
Executive Managing Director
+1 267 939 1887
jonas.skovdal@cushwake.com

Brendan McGeary
Director
+1 484 560 5900
brendan.mcgeary@cushwake.com

John Gartland
Executive Managing Director
+1 856 403 9535
john.gartland@cushwake.com

Drew Schantz
Senior Associate
+1 610 392 8541
drew.schantz@cushwake.com

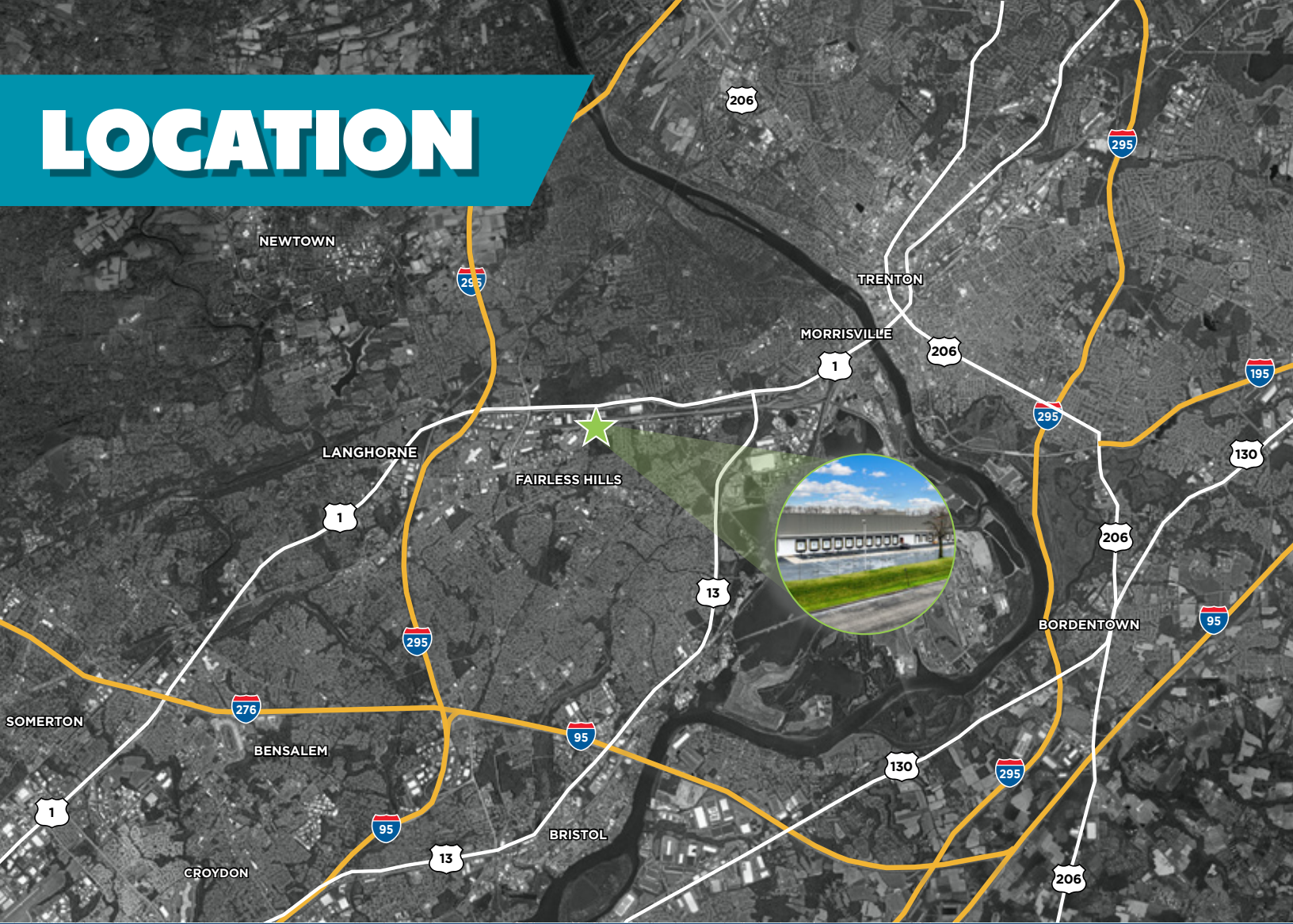
Gerry Blinebury
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

Chris Butera
Director
+1 610 909 4684
chris.butera@cushwake.com





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LOCATION



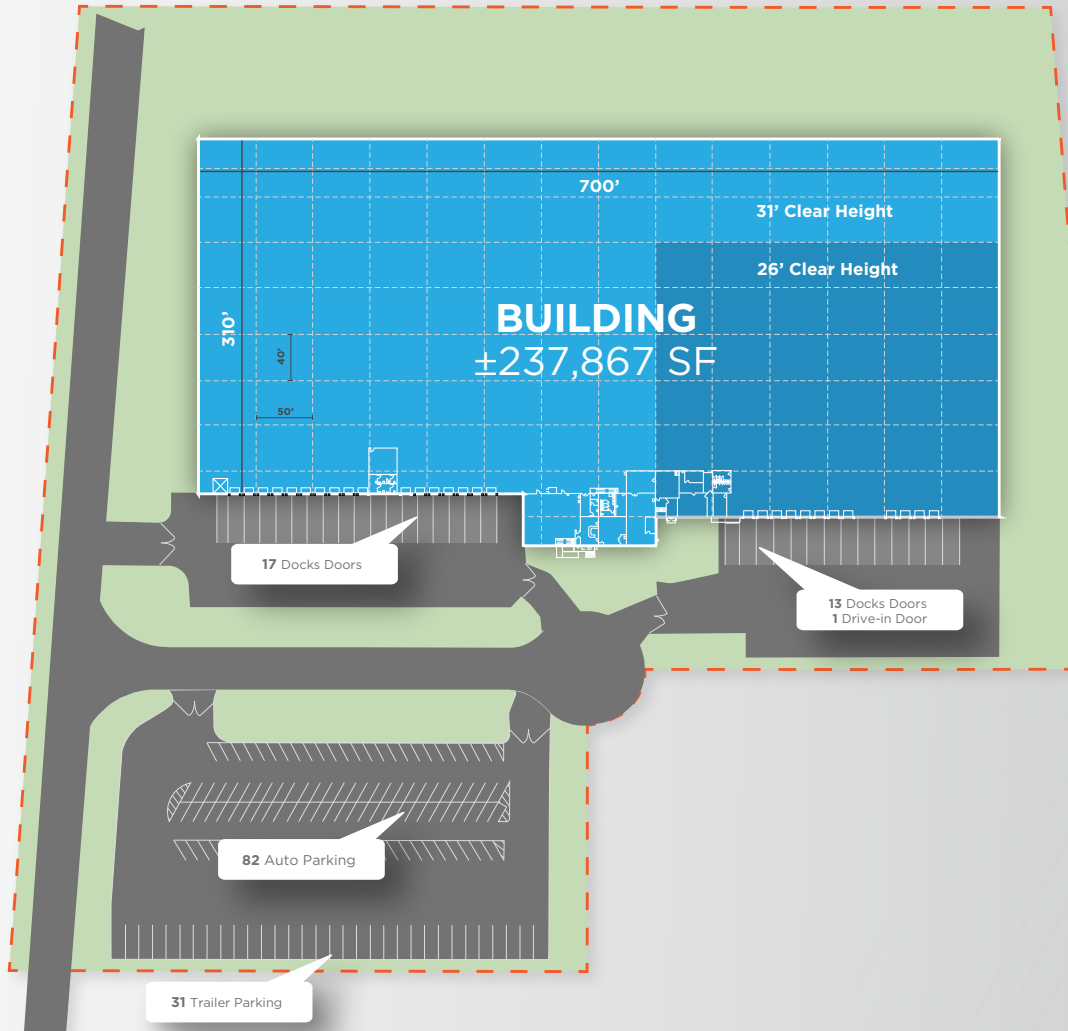
LANGHORNE, PA LABOR FORCE

	10 MILES	20 MILES
 Total Labor Force	384,553	1,251,680
 Manufacturing & Warehouse Operations	53,174	165,812

DRIVE TIMES

LOCATION	DISTANCE	TIME
MAJOR CITIES		
Philadelphia, PA	28 miles	40 min
New York, NY	72 miles	1 hr 45 min
Harrisburg, PA	121 miles	2 hr 10 min
Baltimore, MD	125 miles	2 hr 35 min
Washington, D.C.	164 miles	3 hr 30 min
Boston, MA	285 miles	5 hr 30 min

BUILDING SPECS



± 237,867 SQUARE FEET

± 30 DOCK DOORS

± 82 AUTO SPACES

± 31 TRAILER SPACES

AVAILABLE SF	237,867 SF
DIMENSIONS	310'-330' D x 700' W
COLUMN SPACING	50' W x 40' D
CLEAR HEIGHT	26' - 31'
OFFICE AREA	± 16,422 SF (2-Story)
LIGHTING	LED
TRUCK COURT	100' on North Side 120' on South Side
ROOF	Replaced 2020/2024 TPO Membrane

TRAILER PARKING	± 31 Spaces
AUTO PARKING	± 82 Spaces
DRIVE-IN DOORS	± 1 Door (12' x 14')
SITE ACREAGE	12.87 AC
POWER	4,000 amps
HVAC	Fully Air Conditioned
DOCK DOORS	± 30 doors (equipped with levelers)

LOCAL ACCESS



NEIGHBORING TENANTS



SITE ADVANTAGES



LOCATION OVERVIEW

Infill location within a 3-hour drive of New York City, Baltimore and Washington D.C and significant presence of national tenants in close proximity.



ACCESS

Conveniently located just off Route 1 and I-295.



LABOR

Langhorne, PA 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.