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PREMIER BUCKS COUNTY LOCATION

228,247 SF Warehouse on 21 AC
Minutes to Route 1, I-95 & the PA Turnpike

905 Wheeler Way, Langhorne, PA Bucks County Business Park

Distribution-Grade Ceilings. Manufacturing-Grade Power.

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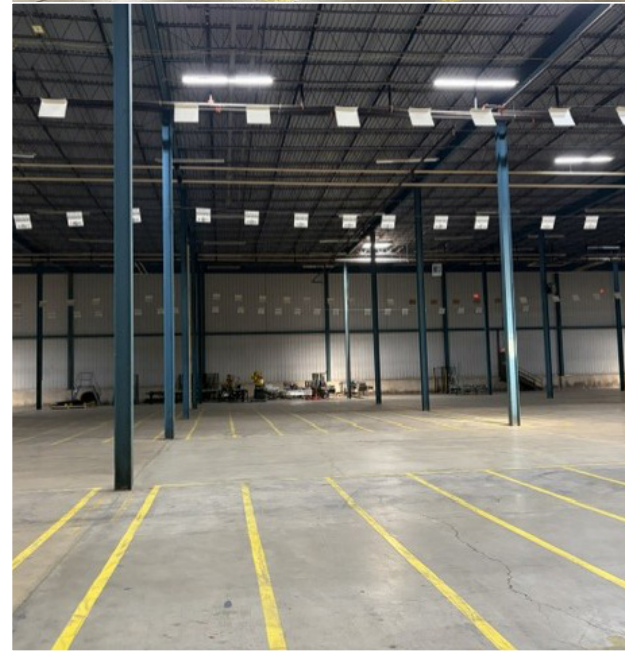
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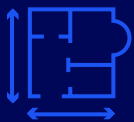
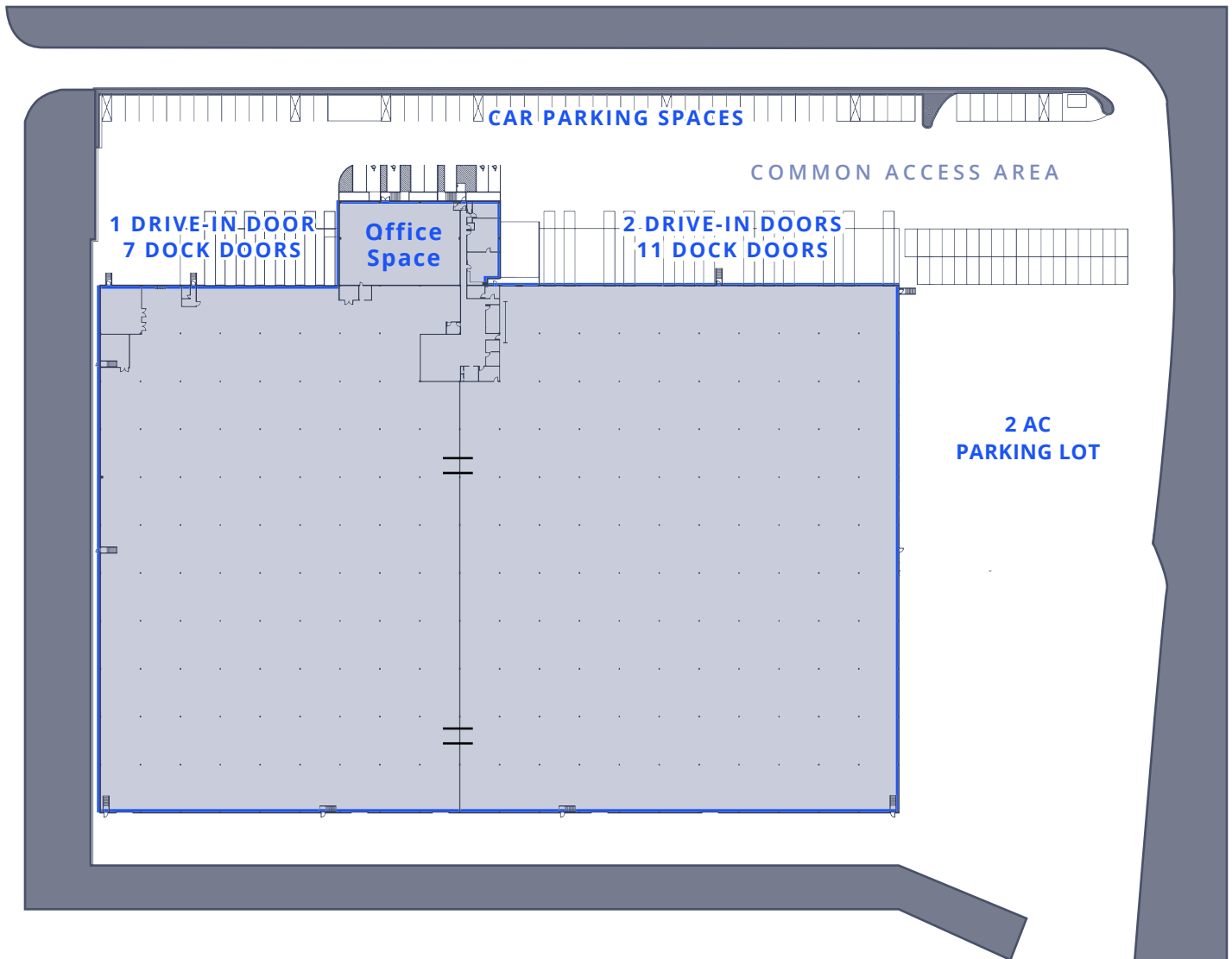


DETAILS

Building Size	±228,247 SF
Warehouse	±218,244 SF
Office	±10,003 SF
Lot Size	±21.24 AC
Ceiling Heights	34' clear, sloping to 32' under steel bar joists
Column Spacing	29'6" x 34'6"
Loading	• Eight (8) 8' x 10' tailgate doors with pit mounted hydraulic levelers • Ten (10) 8' x 10' tailgate doors with edge of dock levelers • Two (2) 12' x 14' drive-in doors • One (1) 8' x 12' drive-in door
Sprinkler	• Fully wet-sprinklered with in-rack sprinkler capability • <i>Owner may consider upgrading to ESFR</i>
Zoning	M-1 Light Industrial
Lighting	• East warehouse: T8 fluorescent lights, equipped with motion sensors • West warehouse: LED fixtures with motion sensors
Car Parking	65 car parking spaces (approx.)
Truck/ Trailer Parking	Two (2) AC stoned lot for car, trailer and truck / parking (approx.)
Rail Service	Rail spur on site with prior Conrail service; service can potentially be reactivated
Electric	2,000 amps at 277/480 volt High Tension (HT) service
Emergency Generator	Onan diesel powered generator
Water & Sewer	Public service provided by Bucks County Water & Sewer Authority



Building Plan



±10,003 SF office space
±218,244 SF warehouse space

±228,247 SF TOTAL



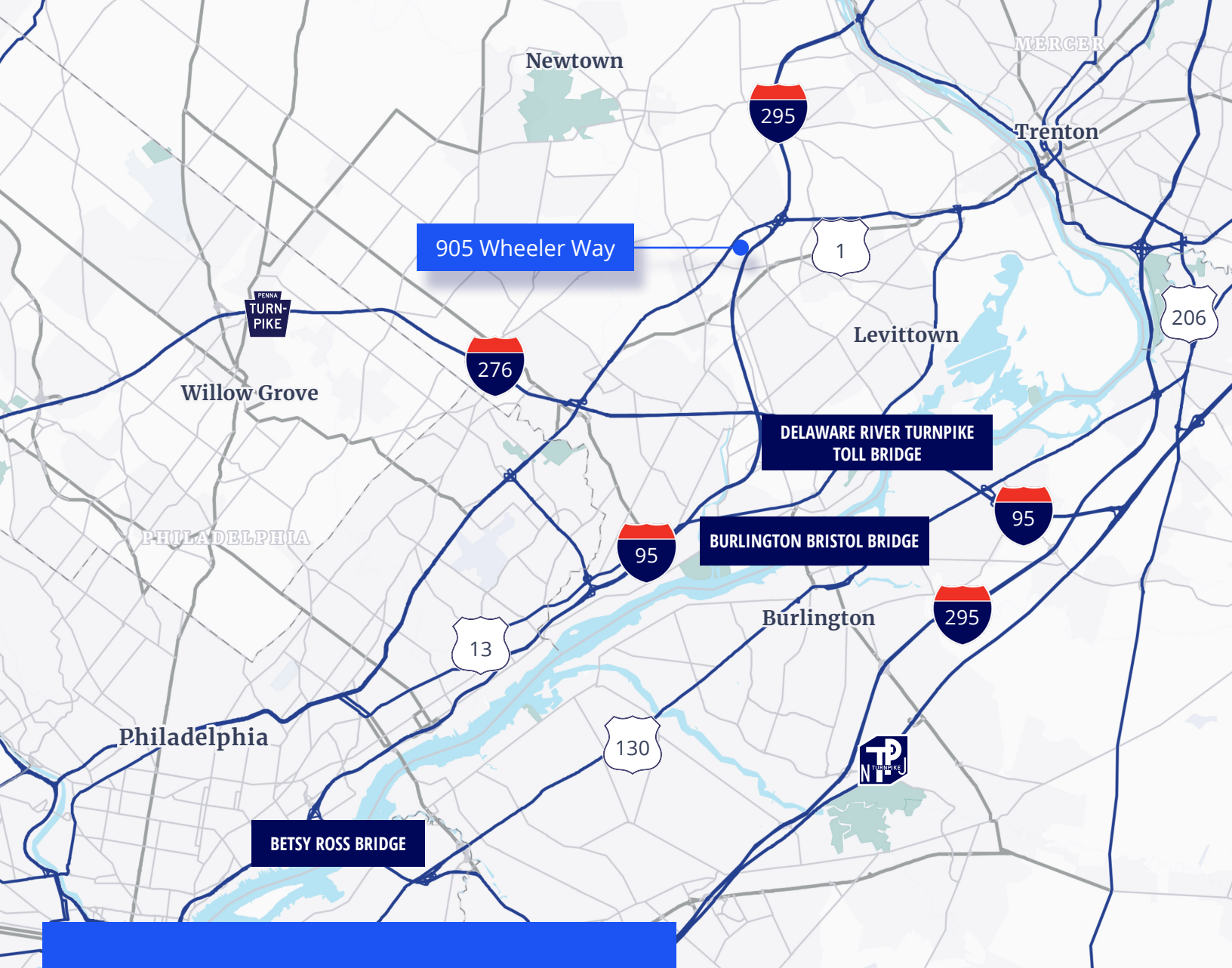
BUCKS COUNTY
BUSINESS PARK TENANTS



Oxford Valley Mall
1.33M SF

Neshaminy Mall
1M SF





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I-295 5 minutes

I-95 10 minutes

PA Turnpike 10 minutes

Delaware River
Turnpike Toll Bridge 22 minutes

Burlington
Bristol Bridge 26 minutes

Betsy Ross Bridge 29 minutes