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PREMIER BUCKS COUNTY LOCATION

228,030 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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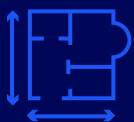
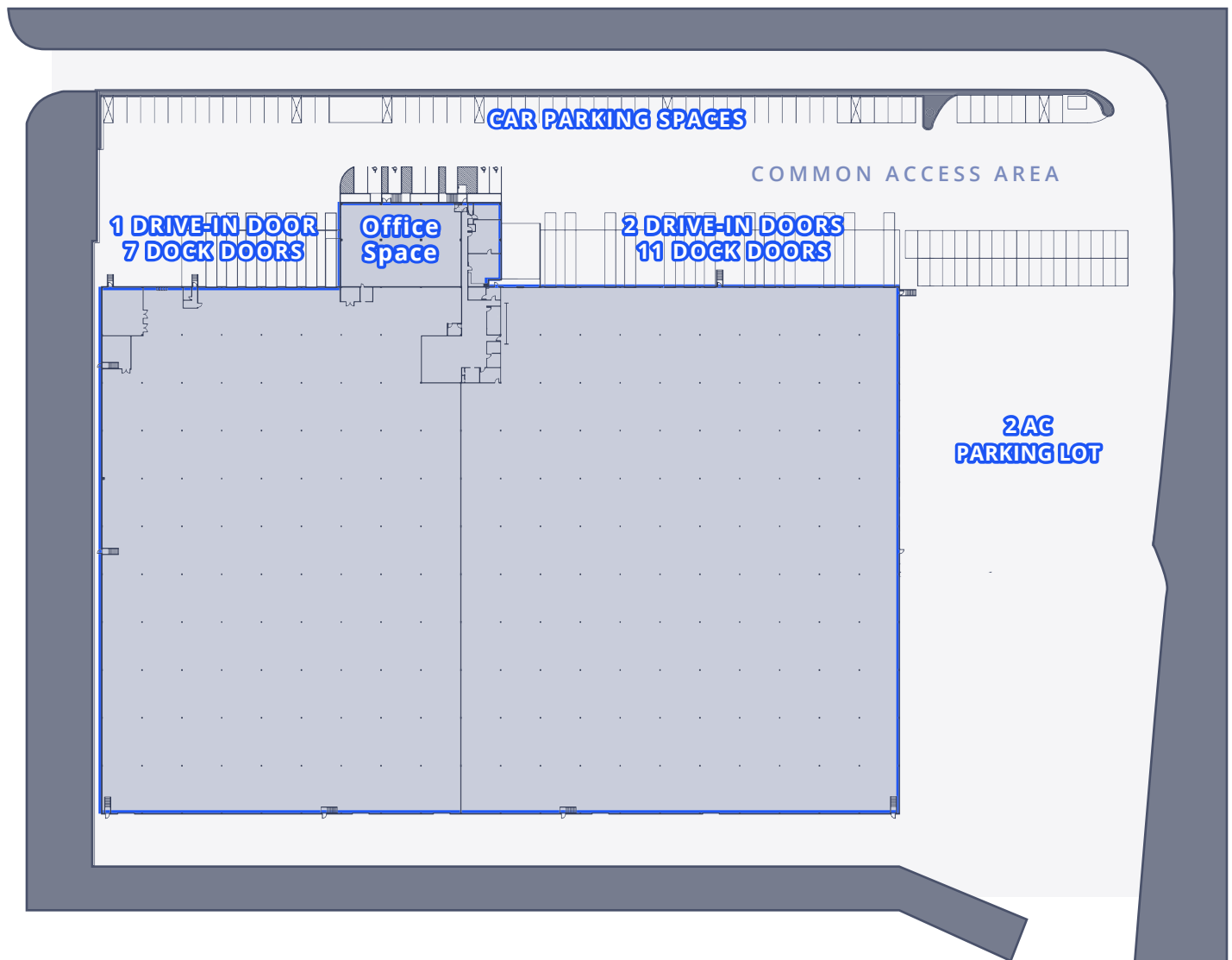




DETAILS

Building Size	±228,030 SF	Sprinkler	Fully wet-sprinklered with in-rack sprinkler capability
Warehouse	±218,069 SF (380'6" x 581')	Lighting	- East warehouse: T8 fluorescent lights, equipped with motion sensors - West warehouse: LED fixtures with motion sensors
Office	±9,961 SF	Car Parking	65 car parking spaces (approx.)
Lot Size	±21.24 AC	Truck/ Tailer Parking	Two (2) AC stoned lot for car, trailer and truck parking (approx.)
Ceiling Heights	34' clear, sloping to 32' under steel bar joists	Rail Service	Rail spur on site with prior Conrail service; service can potentially be reactivated
Column Spacing	29'6" x 34'6"	Electric	2,000 amps at 277/480 volt High Tension (HT) service
Zoning	M-1 Light Industrial	Water & Sewer	Public service provided by Middletown Township Authority
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		

Building Plan



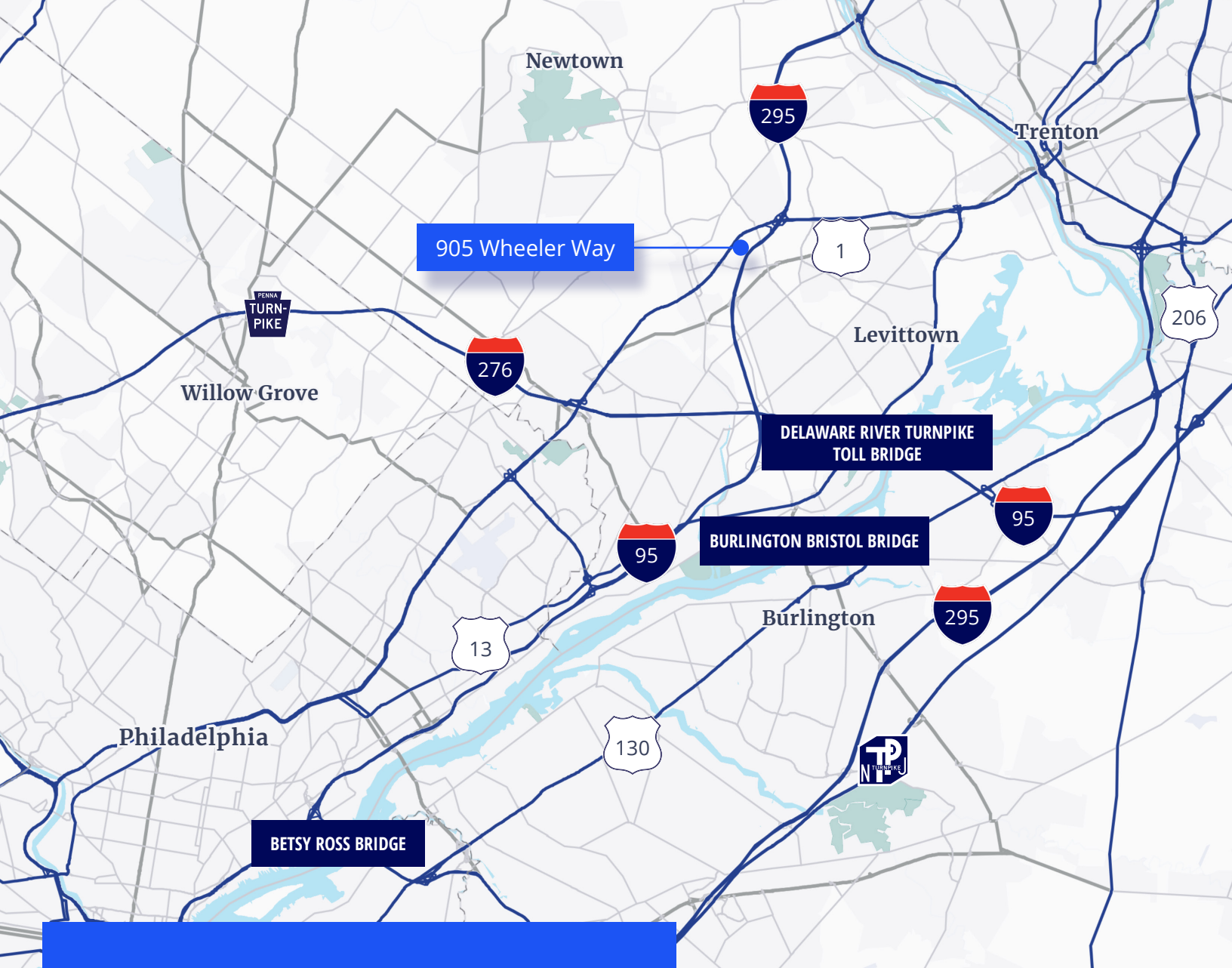
±9,961 SF office space
±218,069 SF warehouse space

±228,030 SF TOTAL



BUCKS COUNTY
BUSINESS PARK TENANTS





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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