

LANGHORNE

LOGISTICS CENTER

900 WHEELER WAY
LANGHORNE, PA

210,564 SF



BUILDING ENERGIZED | READY FOR OCCUPANCY



40' CLEAR HEIGHT

K-25.2 ESFR SPRINKLER SYSTEM

54' X 50' COLUMNS (60' SPEED BAY)

2,000 AMPS, 480 VOLT, 3-PHASE

OFFICE SPACE TO SUIT

31 TAILGATES FULLY EQUIPPED

2 RAMPED DRIVE-IN DOORS

209 AUTOMOBILE PARKING SPACES

80 AVAILABLE TRAILER STALLS

150' TRUCK COURT DEPTH

SITE PLAN



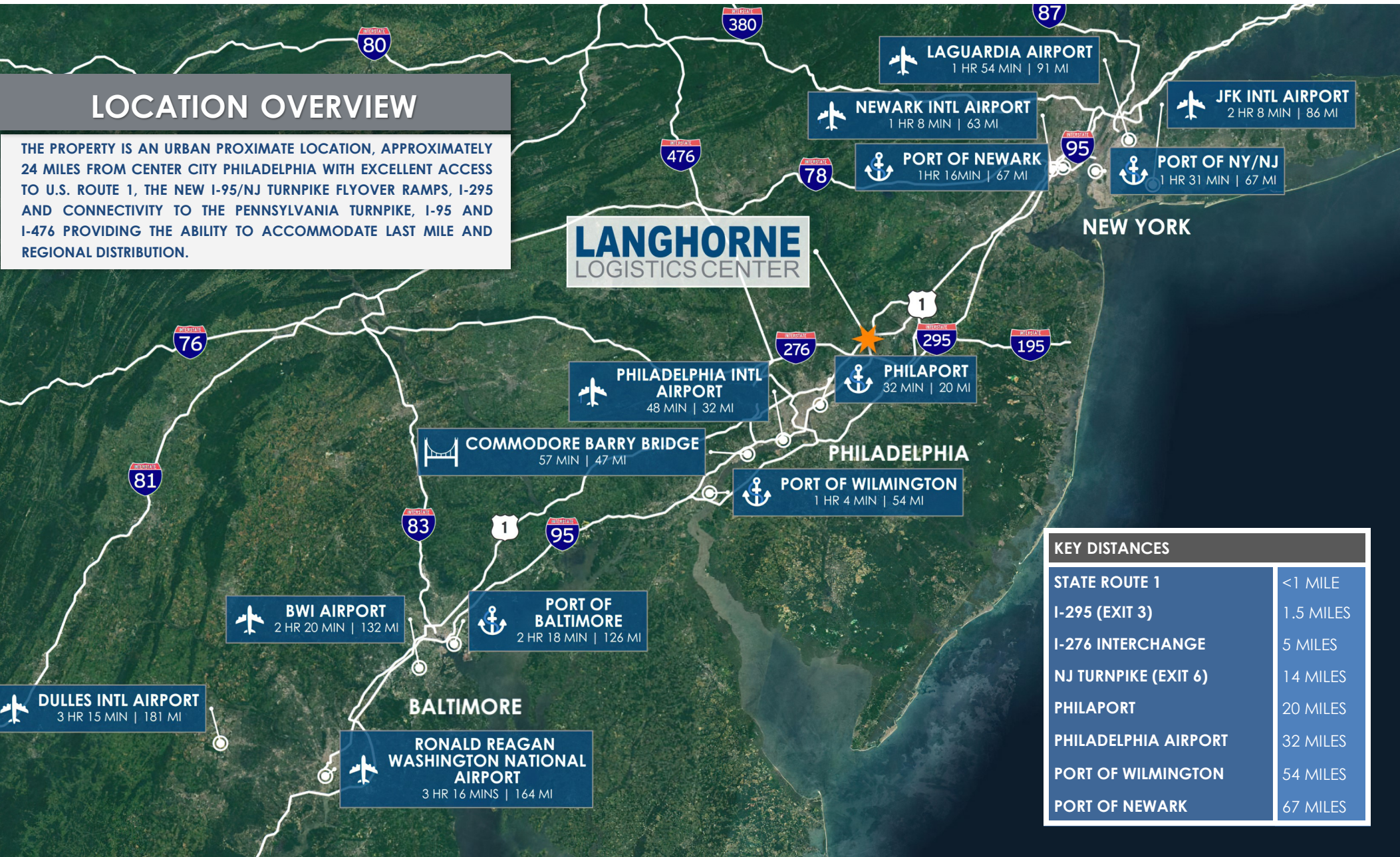
BUILDING SPECIFICATIONS

BUILDING SIZE	210,564 SF
MIN. CLEAR HEIGHT	40' (MEASURED AT UNDERSIDE OF ROOF JOISTS AT FIRST COLUMN LINE)
DIMENSIONS	586' X 359'
COLUMN SPACING	54' X 50' WITH 60' SPEED BAY
LOADING	31 (9'X10') DOCK DOORS WITH FULL DOCK PACKAGES AND 45,000 LB (7'X8') PIT LEVELERS
DRIVE-INS	2 (14'X14') RAMPED
CAR PARKING	209 SPACES
TRAILER PARKING	80 STALLS (AVAILABLE)
SPRINKLER	K-25.2 ESFR SYSTEM
POWER	2,000 AMPS, 277/480V 3PHASE ELECTRIC SERVICE
LIGHTING	LED WITH MOTION SENSORS, AVG 25 FC AT 3' AFF, OPEN FLOORPLAN EGRESS LIGHTING
CONSTRUCTION	TILT-UP CONCRETE PANELS, 9.25" THICK, SURFACE MOUNTED INSULATION
ROOF	60MIL TPO WITH R30 INSULATION AND METAL DECKING
FLOOR	7" THICK UNREINFORCED 4000 PSI, 5" COMPACTED DGA SUBGRADE.
POTENTIAL PALLET POSITIONS (ASSUMING 3,500 SF OFFICE)	33,840* (6'6" VNA AISLES) 26,322* (10'6" STANDARD AISLES) *YIELDS 17% MORE THAN 36' CLEAR BUILDINGS WITH SAME RACKING PLAN



LOCATION OVERVIEW

THE PROPERTY IS AN URBAN PROXIMATE LOCATION, APPROXIMATELY 24 MILES FROM CENTER CITY PHILADELPHIA WITH EXCELLENT ACCESS TO U.S. ROUTE 1, THE NEW I-95/NJ TURNPIKE FLYOVER RAMP, I-295 AND CONNECTIVITY TO THE PENNSYLVANIA TURNPIKE, I-95 AND I-476 PROVIDING THE ABILITY TO ACCOMMODATE LAST MILE AND REGIONAL DISTRIBUTION.



LABOR DEMOGRAPHICS

10 MILE RADIUS

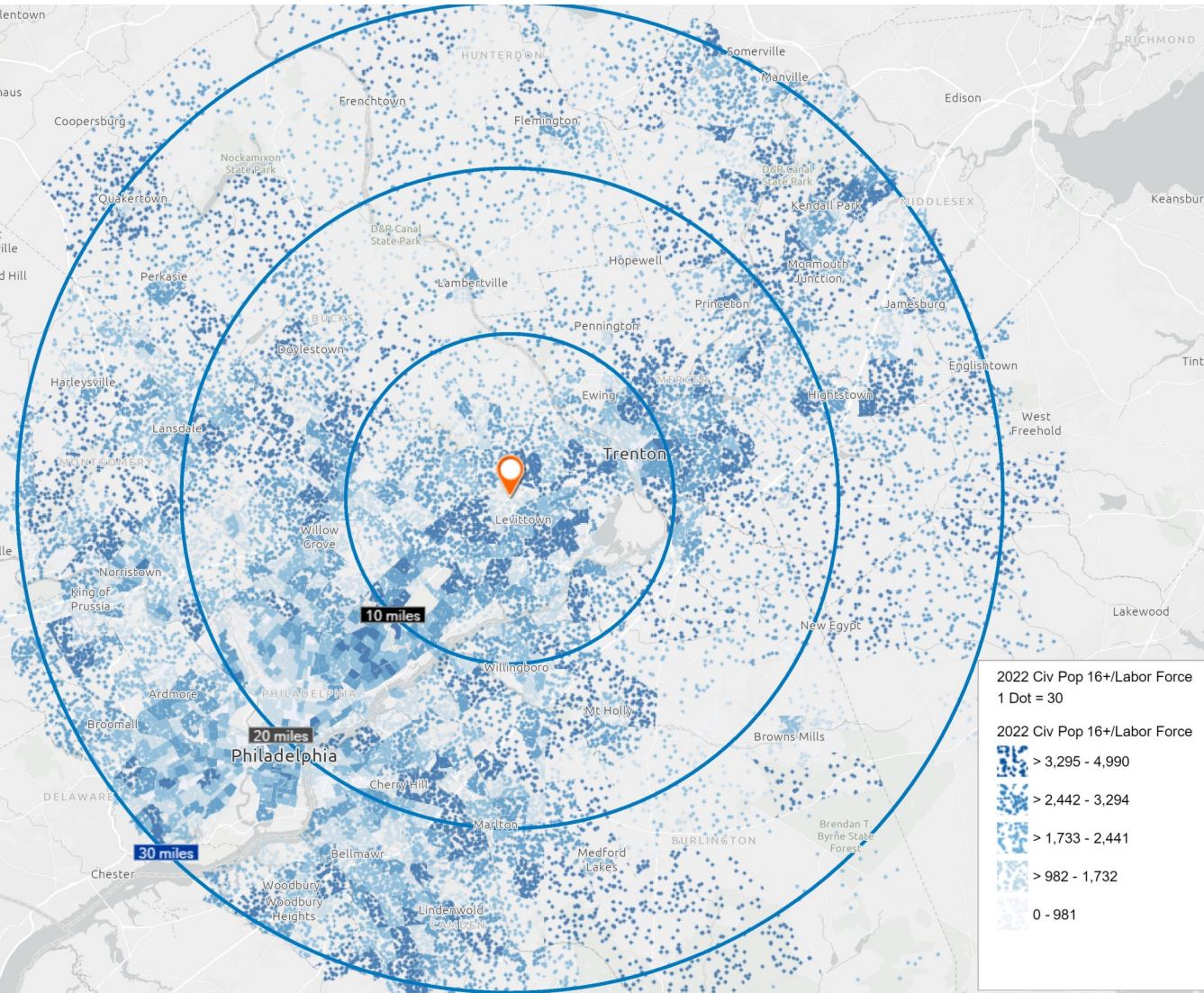
Total Population	755,359
Total Labor Force (16+)	620,173
Transport/Warehouse Workers	22,075
Median Household Income	\$82,523

10-20 MILE RADIUS

Total Population	1,938,931
Total Labor Force (16+)	1,638,038
Transport/Warehouse Workers	50,763
Median Household Income	\$74,781

20-30 MILE RADIUS

Total Population	2,242,282
Total Labor Force (16+)	1,958,395
Transport/Warehouse Workers	60,273
Median Household Income	\$85,041



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