

# LOWER BUCKS

LOGISTICS HUB

**361,457 SF**

*(DIVISIBLE TO 100,000 SF)*

CLASS A  
INDUSTRIAL DEVELOPMENT

1600 EAST OLD LINCOLN HIGHWAY | LANGHORNE, PA



**CBRE**



**FOXFIELD**



# 1600 EAST OLD LINCOLN HIGHWAY

**Lower Bucks Logistics Hub**, a next-generation logistics facility designed for speed, scale, and connectivity. Located in Langhorne, PA, this property delivers modern industrial functionality in one of the Northeast's most strategic distribution corridors. This development features state-of-the-art specifications, purpose-built for high performance logistics operations.

## SQUARE FOOTAGE

361,457 Total SF (divisible to 100,000 SF)  
±2,000 Office SF

## BUILDING DIMENSION

360' x 1009'

## LOADING CONFIGURATION

Rear loading

## CLEAR HEIGHT

40'

## COLUMN SPACING

50' x 50' (60' speed bays)

## EXTERIOR WALL CONSTRUCTION

Concrete precast panels

## DRIVE-IN DOORS

2

## ROOFING

Fully-adhered 60 mil TPO, insulation R-30

## DOCK DOORS

36 doors 9' x 10' to be built, with the ability to accommodate 67 doors in total

## DOCK EQUIPMENT

35,000 lb. mechanical dock levelers

## SPRINKLER SYSTEM

ESFR

## WAREHOUSE LIGHTING

LED with motion sensors

## HVAC

Roof mounted make-up air units;  
heated to 50 degrees interior

## POWER

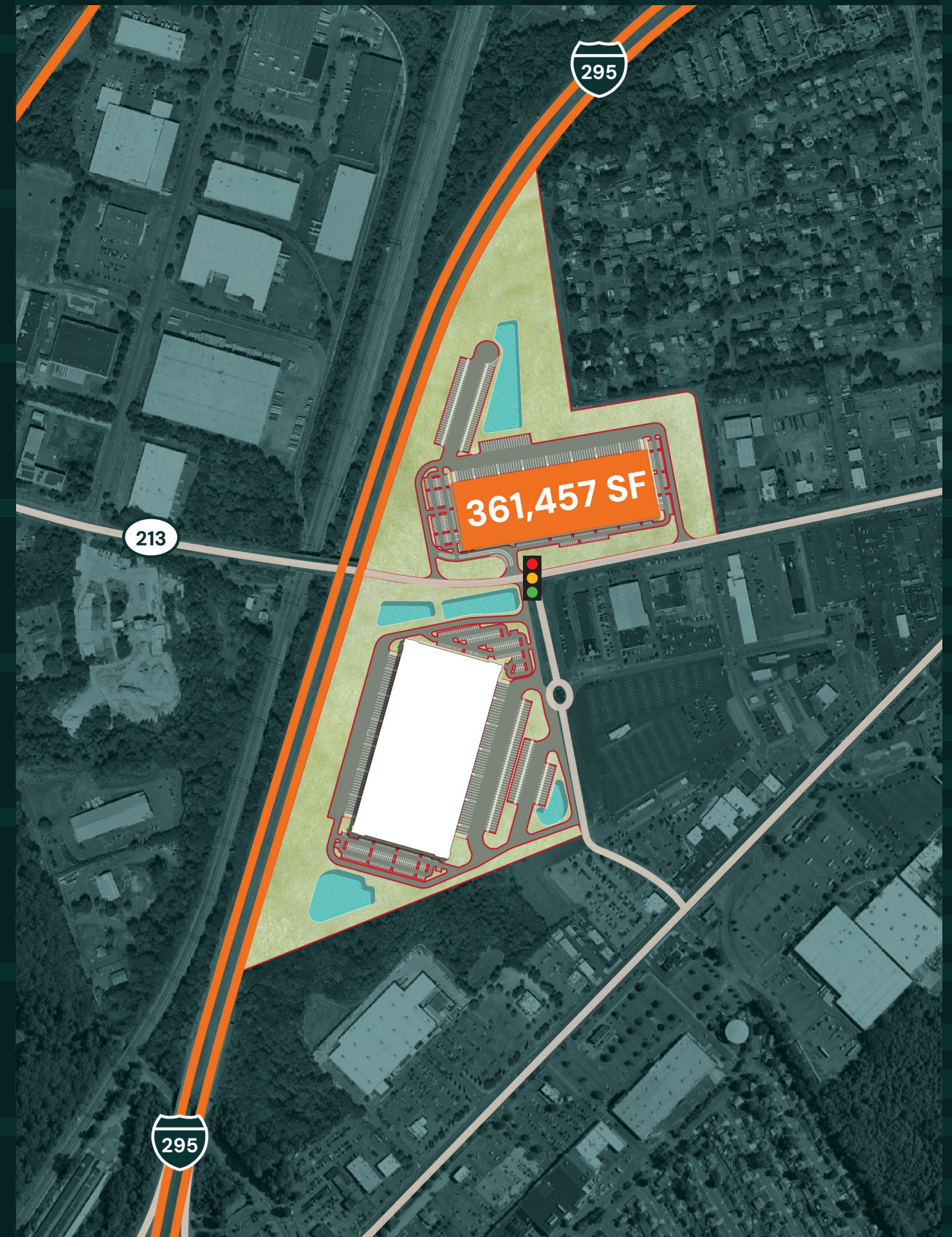
3,000 A, 277/480 Volt,  
3-phase, 4-wire service

## TRUCK COURT DEPTH

185'

## PARKING COUNT

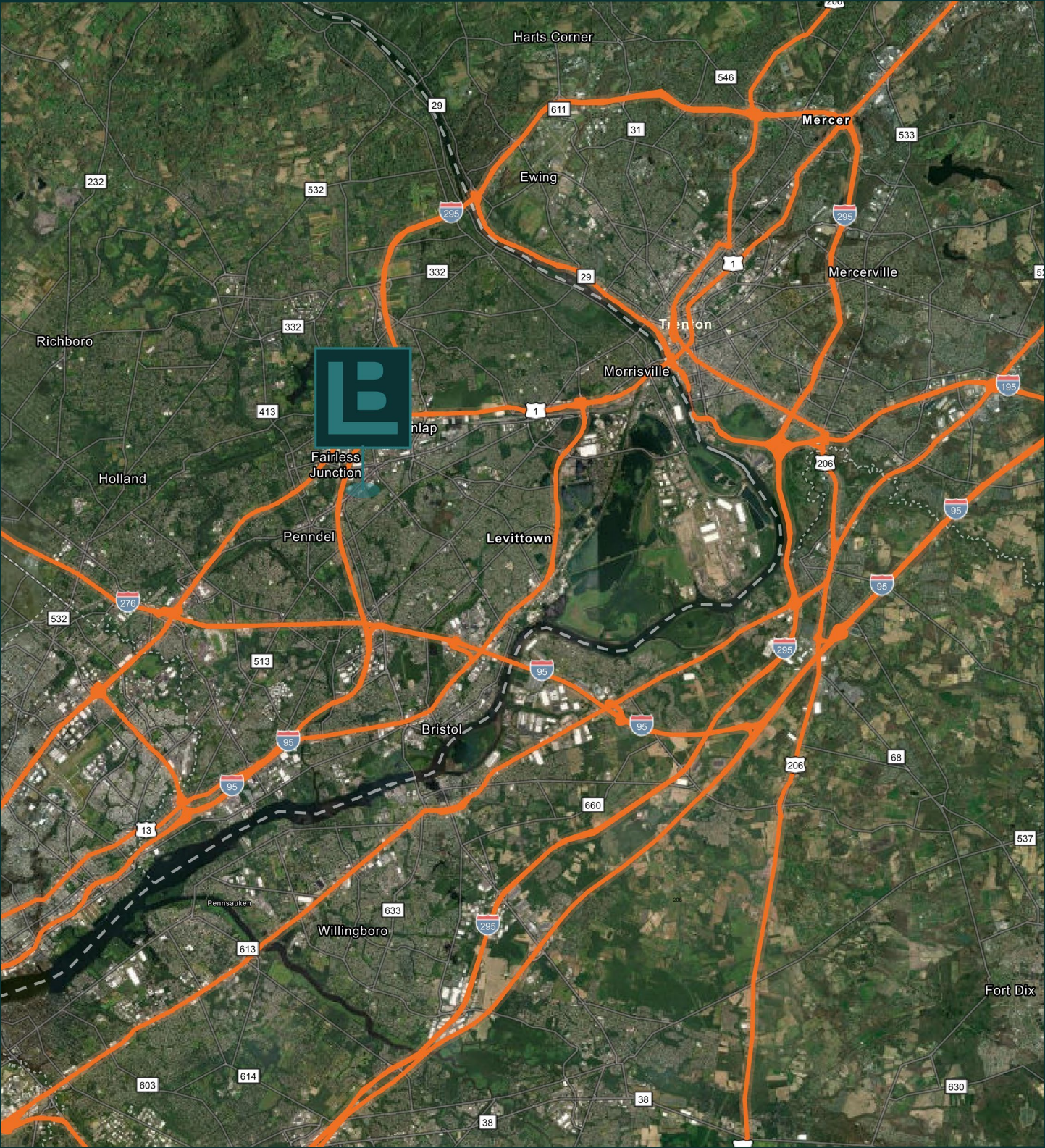
Car: 312 passenger vehicles  
Trailer: 97





# EXCEPTIONAL ACCESSIBILITY

Lower Bucks Logistics Hub provides direct connectivity to critical transportation arteries, with immediate access to I-295 and close proximity to I-95, Route 1, and I-276.





# REGIONAL ADVANTAGE

Positioned in the heart of Lower Bucks County, Lower Bucks Logistic Hub offers immediate access to one of the most dynamic logistics corridors in the United States. This strategic location enables seamless distribution across the Northeast and beyond.

DEMOGRAPHIC COMPREHENSIVE

15 MILES

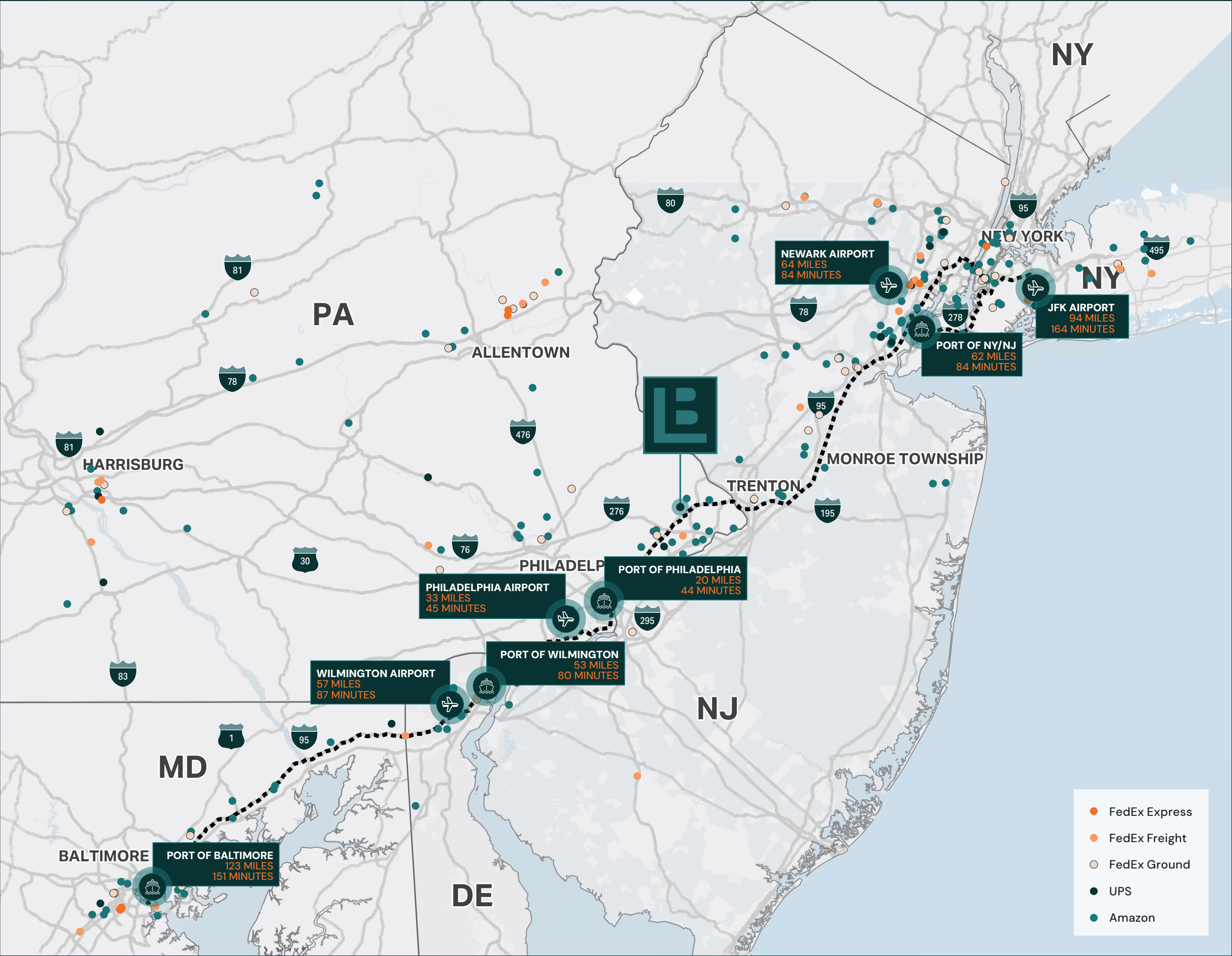
|                     |           |
|---------------------|-----------|
| Population          | 1,611,513 |
| Blue Collar         | 157,151   |
| Warehouse Employees | 113,730   |
| Household Spending  | \$106,837 |

30 MILES

|                     |           |
|---------------------|-----------|
| Population          | 5,153,459 |
| Blue Collar         | 425,948   |
| Warehouse Employees | 344,330   |
| Household Spending  | \$110,437 |

60 MILES

|                     |            |
|---------------------|------------|
| Population          | 15,233,259 |
| Blue Collar         | 1,342,259  |
| Warehouse Employees | 1,036,716  |
| Household Spending  | \$116,643  |



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# LOWER BUCKS

LOGISTICS HUB

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