

# 6.81 ACRES ZONED INDUSTRIAL SERVICE FACILITY/TRUCK PARKING/OUTDOOR STORAGE



78 CABOT BLVD EAST, BUCKS COUNTY BUSINESS PARK, LANGHORNE, PA 19047

**LOT SIZE:** 6.81 acres.

**DESCRIPTION:** One-story, modern, office/warehouse/service facility.

**SIZE OF BUILDING:** Approx. 8,800 sq. ft.

**PARKING:** Majority of the site is paved.

**CONSTRUCTION:** **Walls:** Split-face block with the rear elevation being insulated steel panel. **Floors:** Assumed but not verified to be 6" reinforced concrete. **Roof:** Standing seam metal roof.

**HVAC:** Propane-fired units fueled by a 1,000 gallon on-site propane tank.

**CEILING HEIGHT:** 21'7" sloping to 15'8" to the underside steel purlin.

**LOADING:** One (1) 10' x 14' manually operated steel sectional drive-in door. (Expandable; Ability to create drive-thru service)

**COLUMN SPACING:** Clear span.

**INTERIOR LIGHTING:** Fluorescent fixtures.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

**OFFICES:** Multiple private offices and open bullpen area. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and carpet. Kitchen with base and wall cabinets and sink. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, painted drywall and tile flooring.

**TOILET FACILITIES:** One (1) men's room with one (1) water closet, one (1) urinal and one (1) lavatory. One (1) ladies room with one (1) water closet and one (1) lavatories. One (1) unisex restroom in the reception area with one (1) water closet and one (1) lavatory. Finishes include 2' x 4' acoustical ceiling tiles, fluorescent lighting, wainscot of tile and painted drywall above and tile flooring.

**ELECTRIC:** 300 KVA 277/480 volt transformer; service provided by PECO.

**WATER:** Service provided by Falls Township Water & Sewer Authority.

**SEWER:** Service provided by Falls Township Water & Sewer Authority.

**SECURITY MONITORING:** Entire property is wired for security. Multiple security cameras mounted along perimeter of building.

**ZONING:** PIP (Planned Industrial Park) permitting a wide variety of industrial uses to include motor vehicle repair garage, and outside storage.

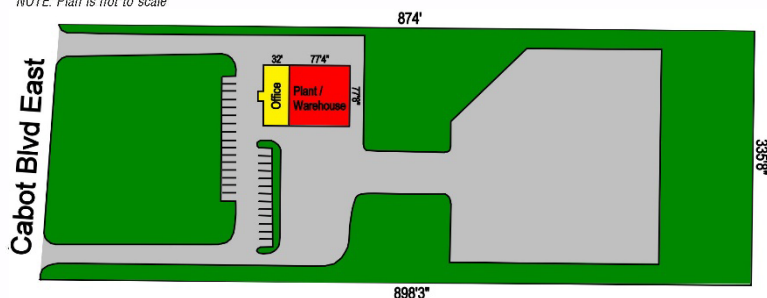
**ASSESSMENT:** \$87,010 (2024)

**REAL ESTATE TAXES:** County: \$2,388, Township: \$780, School: \$16,209, Total: \$19,377 (2024)



## SITE PLAN

NOTE: Plan is not to scale



Industrial & Commercial Real Estate

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email: realestate@roddyinc.com  
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#### **LOCATION**

Strategically located just off the Interchange of US Route 1 and Oxford Valley Road. The Pennsylvania Turnpike, Interstate 95 and bridges to New Jersey are only minutes away. Center City Philadelphia is thirty (30) minutes away. New York is ninety (90) minutes away.

#### **AIRPORT**

Philadelphia International Airport (PHL) is forty (40) minutes away and Northeast Philadelphia Airport (PNE) is fifteen (15) minutes away.

#### **PUBLIC TRANSPORTATION**

SEPTA Route 127 travels from the Trenton Transit Center to the Oxford Valley Mall with a stop at the intersection of Oxford Valley Road and South Bucks Town Drive, a short walk to the property.

#### **AMENITIES**

The property is situated minutes from the Oxford Valley Mall, which contains more than 150 national retailers. A wide assortment of restaurants are within minutes of the property. Most major hotels are represented in the area within a five (5) minute drive.