

**LOWER
BUCKS**
LOGISTICS HUB

361,457 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

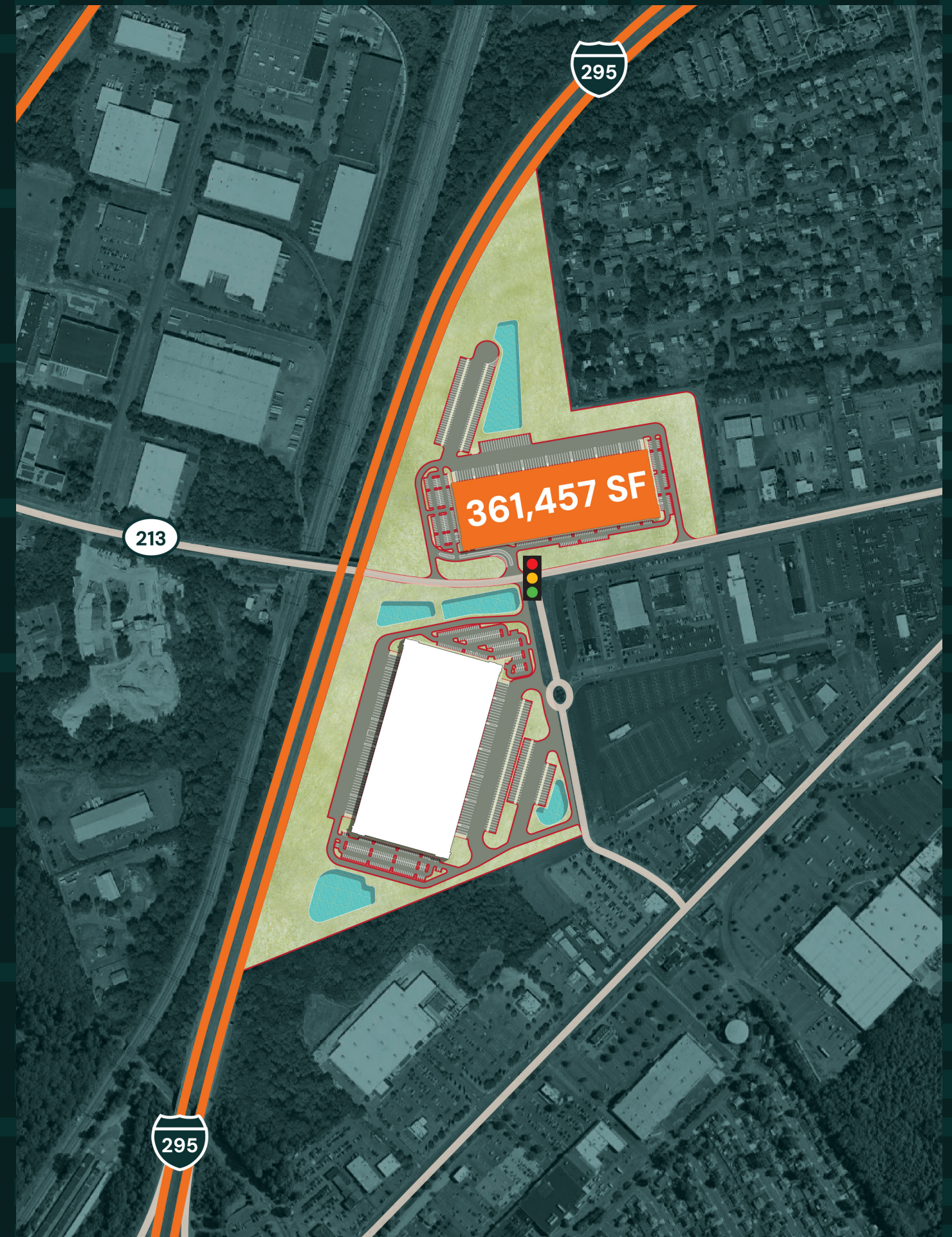
3,000 A, 277/480 Volt,
3-phase, 4-wire service

TRUCK COURT DEPTH

185'

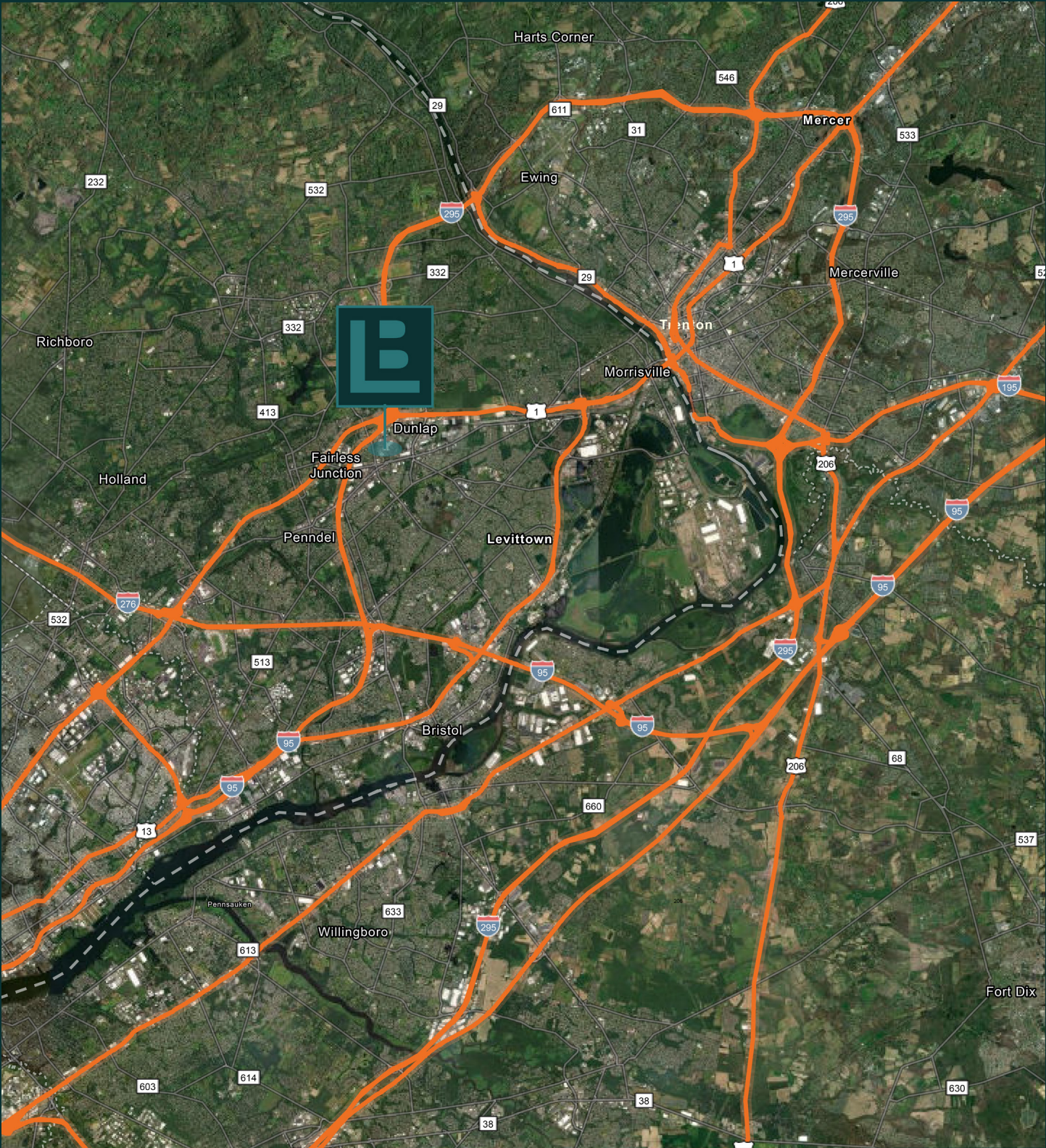
PARKING COUNT

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

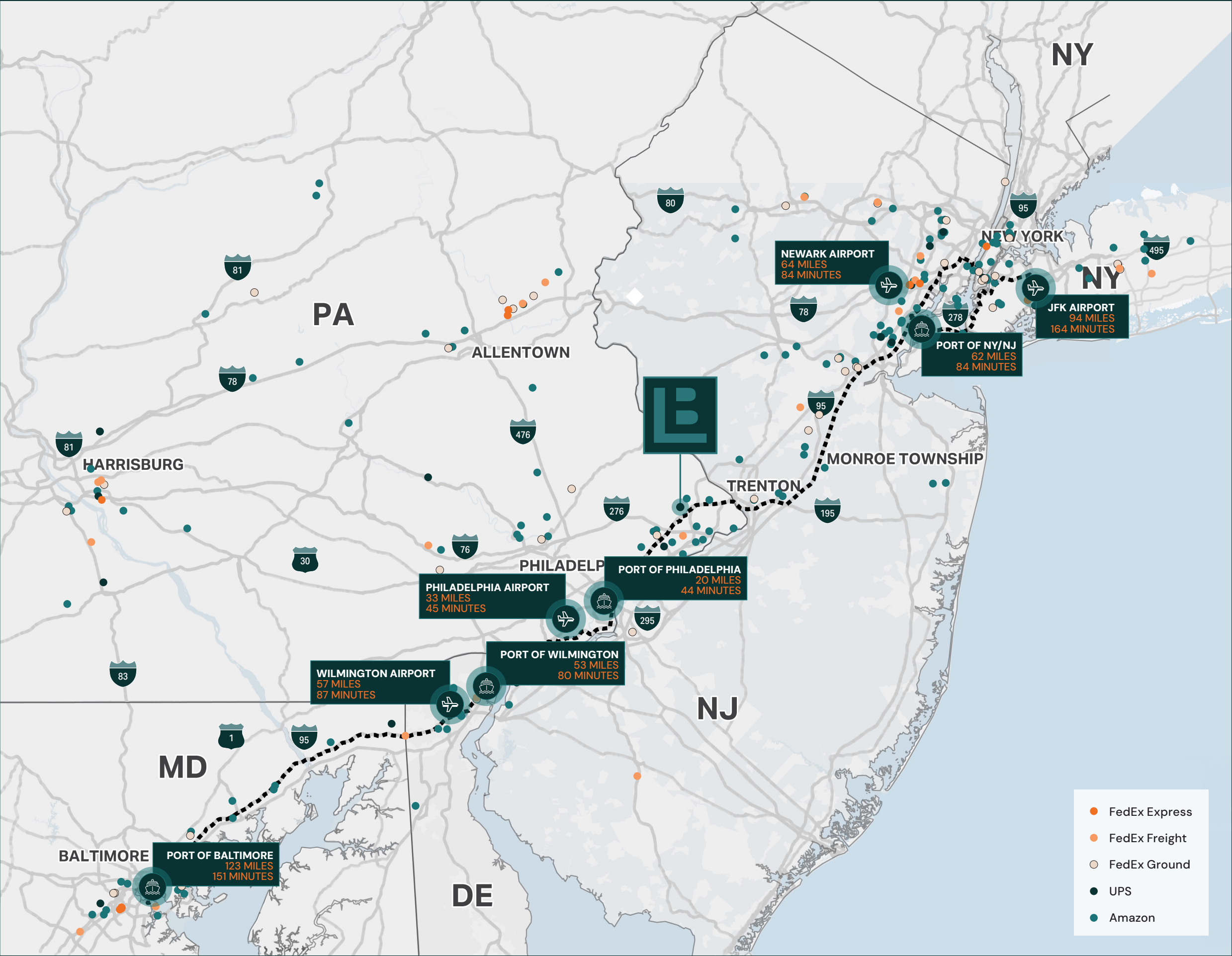
Population	1,611,513
Blue Collar	157,151
Warehouse Employees	113,730
Household Spending	\$106,837

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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