



**PREMISES:** 78 Cabot Boulevard E  
Bucks County Business Park  
Langhorne, Bucks County, PA 19047  
Tax Parcel #: 13-003-008-008

**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.

**AGE OF BUILDING:** Built 1995.

**CONSTRUCTION:** Walls: The front and sides are split faced masonry block. The rear elevation is insulated steel panel.  
Floors: Assumed but not verified to be 6" reinforced concrete.  
Roof: Standing seam metal roof.

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

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

**COLUMN SPACING:** Clear span.

**HVAC:** Propane fired package units fueled by 1,000 gallon above ground propane tank.

**INTERIOR LIGHTING:** Fluorescent.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

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

**OFFICE AREA:** 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.

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

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

**GAS:** Service provided by 1,000 gallon above ground propane tank.

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

**TAXES:**

|               |                                 |
|---------------|---------------------------------|
| County:       | \$ 2,388.42 (2024)              |
| Township:     | \$ 780.48 (2024)                |
| School:       | <u>\$ 16,208.55 (2023/2024)</u> |
| <b>TOTAL:</b> | <b>\$19,377.45 (\$2.20/SF)</b>  |

**ZONING:** PIP Planned Industrial Park

**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 is forty (40) minutes away and Northeast Philadelphia Airport is fifteen (15) minutes away.

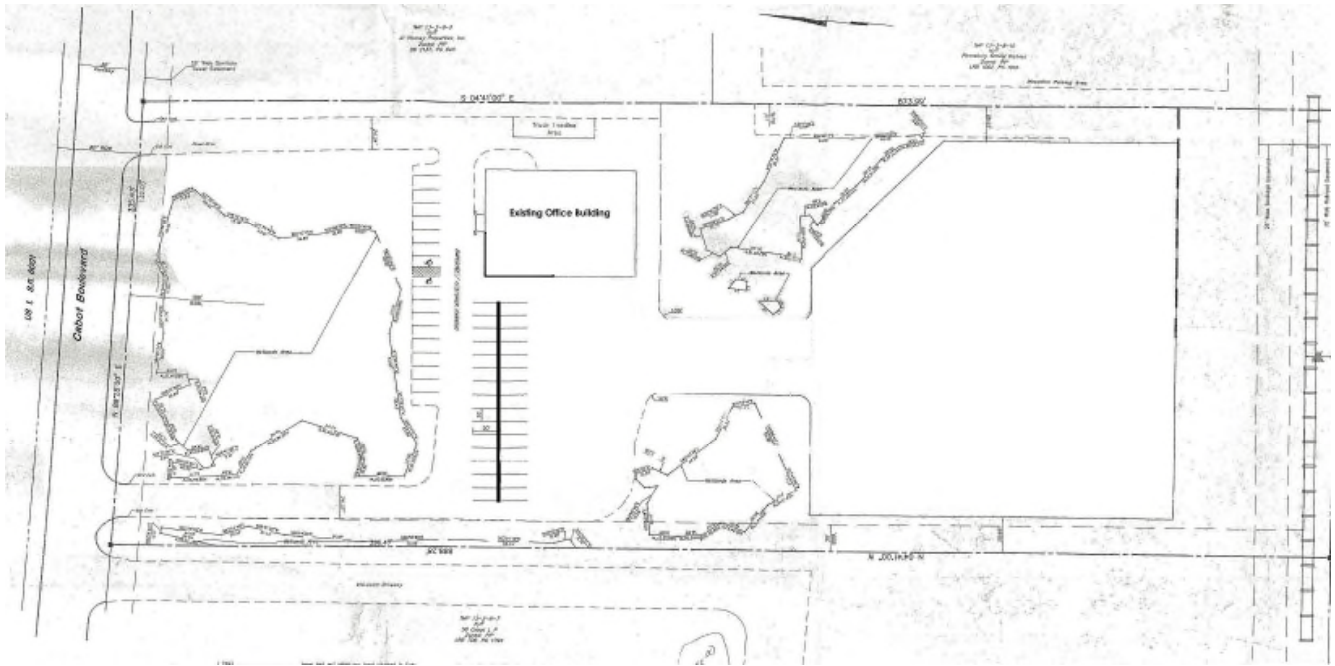
**HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

**PUBLIC TRANSPORTATION:** SEPTA Bus 127 offers service from Trenton Transit Center to Oxford Valley Mall stopping at the intersection of Oxford Valley Road and S Bucks Town Drive, a short walk to the property.

**MISCELLANEOUS:** Both driveways accessing the property are secured via chain-link fence.

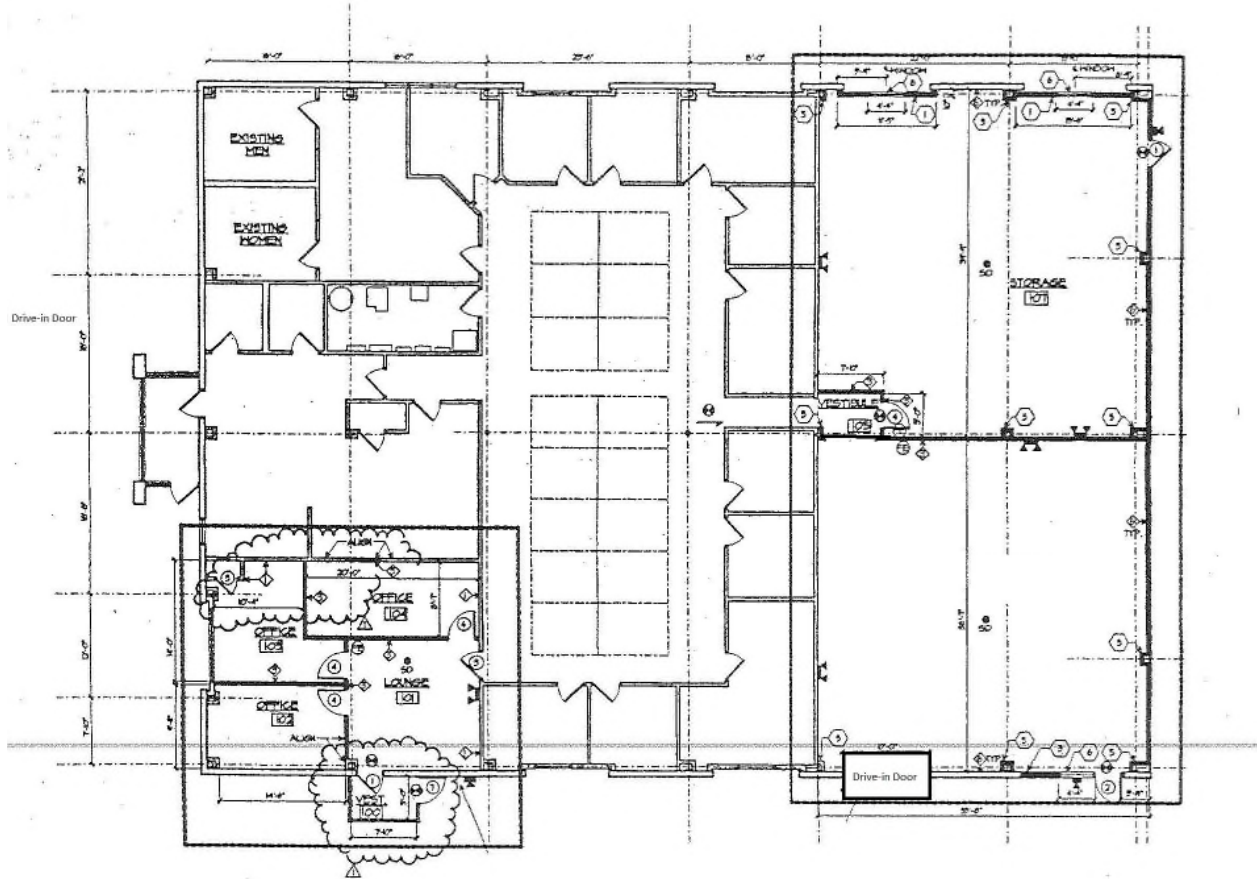


SITE PLAN





OFFICE PLAN



2 ARCHITECTURAL PLAN  
A-1 1/8" = 1'-0"