

PRIME BUCKS COUNTY FACILITY VICINITY OF I-95 AND US ROUTE 1

AVAILABLE - 54,367 Square Feet on 11.92 Acres - DIVISIBLE



355 S. Flowers Mill Road, Middletown Township, Langhorne, Bucks County, PA

SIZE OF BUILDING: Approx. 54,367 square feet with approvals in place to expand the building to a total of 69,367 square feet.

LOT SIZE:	Tax Parcel #1:	Approximately 5.44 acres
	Tax Parcel #2:	Approximately 6.48 acres
	TOTAL:	Approximately 11.92 acres

DESCRIPTION: Modern two story insulated pre-engineered building.

AGE OF BUILDING: Constructed in 1976.

SIZE OF BUILDING: Approximately 54,367 square feet (Approvals in place to expand building by 15,000 square feet).

CONSTRUCTION: Exterior walls consist of insulated steel panel to the roofline.

PARKING: Macadam paved parking for 130 automobiles (Approvals in place to expand to 160 spaces).

COLUMN SPACING: Clear span throughout (120').

LOADING: Tailgate: Four (4) electrically operated, insulated steel sectional tailgate loading doors, measuring 8' x 10'. All doors contain hydraulic levelers, air curtains, vision panels and dock lights. **Drive-In:** Three (3) electrically operated, insulated steel sectional drive-in doors. One (1) measures 10' x 10' and features vision panels. Two (2) measure 8' x 8'.

FLOOR: 6" concrete floor over crushed stone base (6,000 PSI rating) with exception of approximately 4,725 square feet which is macadam.

ROOF: Galvanized sheet metal roof coated with Andek Polaroof AC elastic coating. The southern half of the roof was re-coated in 2006, and the northern half in 2007. Each application of the Andek Polaroof AC coating carries a ten (10) year manufacturer's warranty.

CEILING HEIGHT: Approximately 36'4" sloping to 15'9" clear under steel purlins.

HVAC Office Area: Heated and cooled by a Carrier split system installed in 2006. **Plant/Warehouse Area:** Heated by natural gas fired blower units.

INTERIOR LIGHTING: A combination of metal halide and T5 lighting fixtures.

EXTERIOR LIGHTING: Wall and pole mounted fixtures.

TOILET FACILITIES: Office Area: First Floor - One (1) ladies' and three (3) men's rooms.

Second Floor - One (1) executive restroom; one (1) ladies' and one (1) men's room.

Plant/Warehouse: One (1) restroom.

Plumbing in place to create additional restrooms.

ELECTRICAL SERVICE: 400 amp, 480/277 volt, 3 phase service provided by PECO.

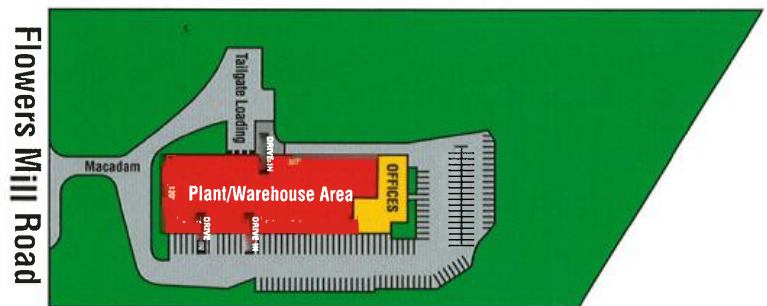
OFFICE AREA: Approximately 20,238 square feet between two floors.

GAS SERVICE: Five (5) lb pressure service; supplied by PECO.

ZONING: M-1 - Light Manufacturing

S I T E P L A N

NOTE: Plan is not to scale



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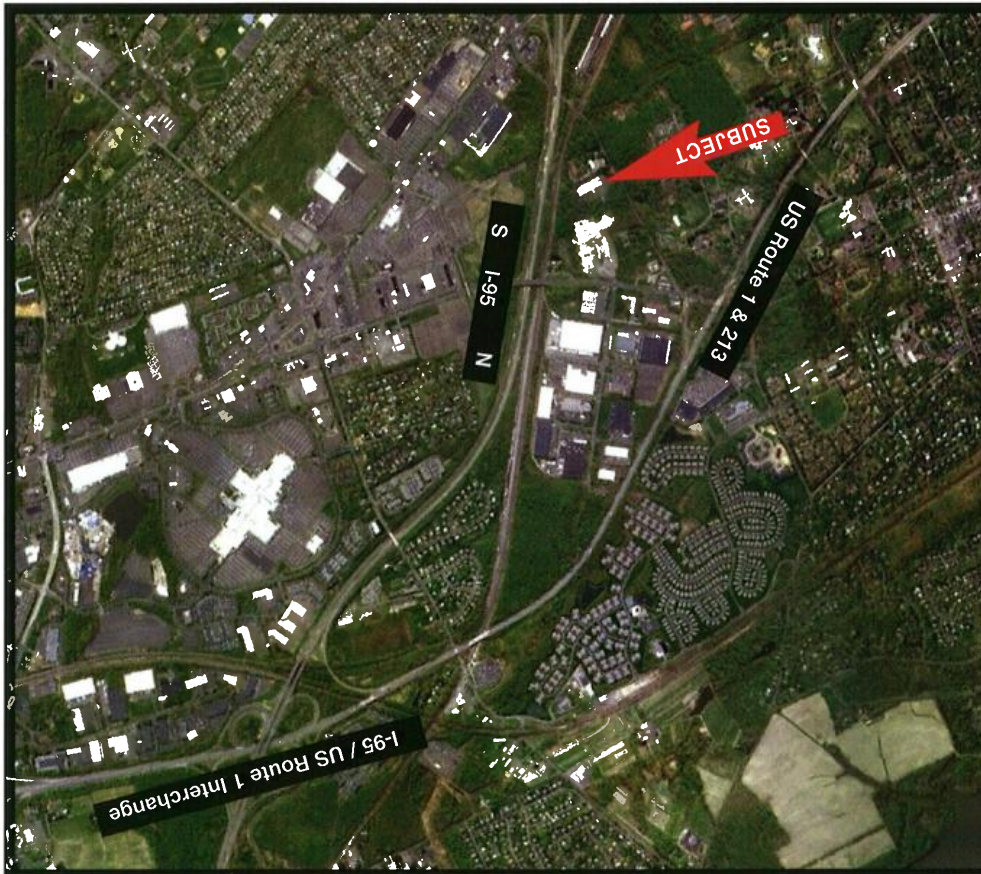
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LOCATION: Strategically located at the Route 213 Exit (Maple Avenue) of US Route 1 and offering immediate access to Interstate 95, the Pennsylvania Turnpike (Interstate 276) and the New Jersey Turnpike (Interstate 95) as well as bridges to New Jersey.

AIRPORT: The Philadelphia International Airport is forty (40) minutes away, Northeast Philadelphia Airport is twenty (20) minutes away, Newark International Airport is seventy (70) minutes away and Trenton-Mercer Airport is twenty (20) minutes away.

PUBLIC TRANSPORTATION: The West Trenton Regional Rail Line stops at the Langhorne Train Station where connection can be made with SEPTA Bus 14 or 129 which provides service within a ten (10) minute walk from the property. The West Trenton Regional Rail Line offers service between Center City Philadelphia, Jenkintown and West Trenton, NJ.

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