

**Roddy Inc.**  
*Industrial & Commercial Real Estate*



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**PREMISES:** 3000 Cabot Boulevard West  
Bucks County Business Park  
Langhorne, PA 19047

**LOT SIZE:** 4.88 Acres

**SIZE OF BUILDING:** Approximately 34,693 square feet.

**PARKING:** Approximately 173 automobiles.

**AGE OF BUILDING:** Constructed 1986.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

**LOCATION:** Strategically situated southeast of the intersection of Route 1 and Interstate 95, the property is surrounded by a network of interstate highways, including the Pennsylvania Turnpike, the New Jersey Turnpike and bridges to New Jersey. The property is just thirty-five (35) minutes from Philadelphia's central business district, ten (10) minutes from Trenton, NJ and eighty (80) minutes from New York.



3000 Cabot Boulevard West  
Langhorne, PA

**The property is adjacent to the Oxford Valley Mall, a regional mall with a total retail area of approx. 1,334,000 sq. ft. which houses 150+ stores, and is surrounded by numerous retail centers—with virtually all big box retailers being represented—providing numerous restaurant options as well as various fitness options. Also adjacent to the property is Sesame Place, a children’s theme park featuring every type of family attraction—water rides, shows, parades and rides—where guests can meet one of the Sesame Street characters.**

**AIRPORT:** Philadelphia International (PHL) is forty (40) minutes away, Northeast Philadelphia (PNE) is twenty-five (25) minutes away, Trenton-Mercer (TTN) is fifteen (15) minutes away and Newark International (EWR) is one (1) hour 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 the Trenton Transit Center to the Oxford Valley Mall, a short distance from the property. The West Trenton Line of SEPTA Regional Rail offers service between West Trenton, NJ and Center City Philadelphia stopping at the Langhorne Station, approx. 3.5 miles from the property.