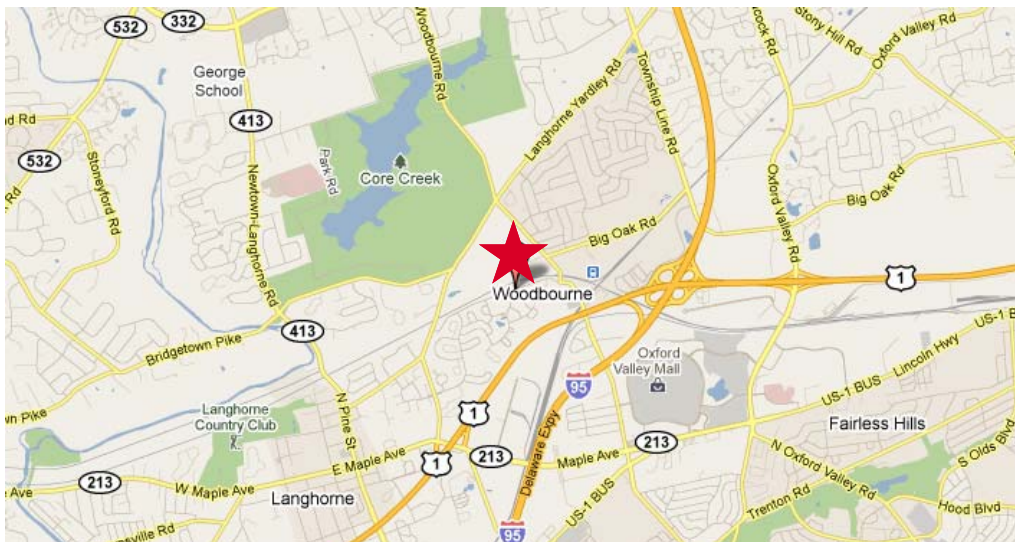


AVAILABLE FOR IMMEDIATE SALE OR LEASE

1250 Wood Lane, Langhorne
Middletown Township, Bucks County, PA



PROPERTY DETAILS (Preliminary)

- 22,850 +/- SF industrial facility
- Situated on 1.7099 +/- acres + use of cul-de-sac, for a total of 2+ acres
- 1,968 SF office / "showroom" area
- 15' - 26' +/- ceiling height
- 1 dock; 5 drive-in doors at grade + 2 (currently blocked)
- 40' x 32.5' column spacing in front section; clear-span in rear section
- 600 amp, three-phase power; 200 amp, single-phase; 120/240 volt
- Zoned M1 - Light Industrial
- \$17,686.00 real estate taxes
- Ample outside storage/parking area
- 3 min. to Woodbourne Train Station
- Located off of Woodbourne Road, 1.8 miles to US Route 1, 2.6 miles to I-95 and Route 413.

Contact information

NAI Mertz
1105 Industrial Highway
Southampton, PA 18966
tel 215 396 2900 / fax 215 396 9433

Adam Lashner, Vice President
adam.lashner@naimertz.com

Eric McCurdy, Sales Associate
eric.mccurdy@naimertz.com

Jeffrey Licht, SIOR, Sr. Vice President
jeff.licht@naimertz.com

www.naimertz.com



Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.