

1620 E. OLD LINCOLN HIGHWAY



LOWER BUCKS LOGISTICS HUB

1600 & 1620 East
Old Lincoln Highway
Langhorne, PA



1600 E.
OLD LINCOLN
HIGHWAY

Class A Industrial Development

Building 1: 361,457 SF

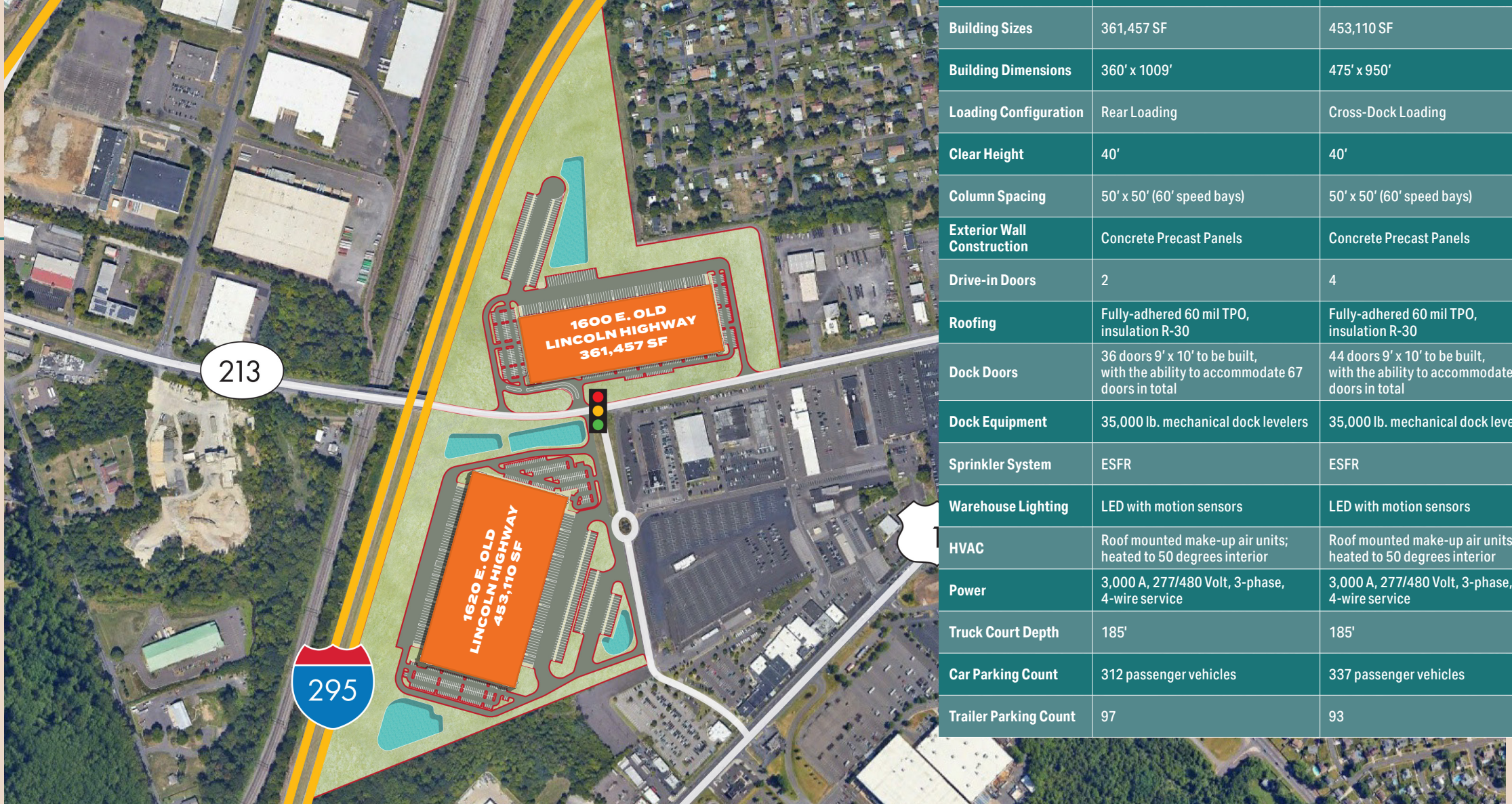
Building 2: 453,110 SF

CBRE



FOXFIELD

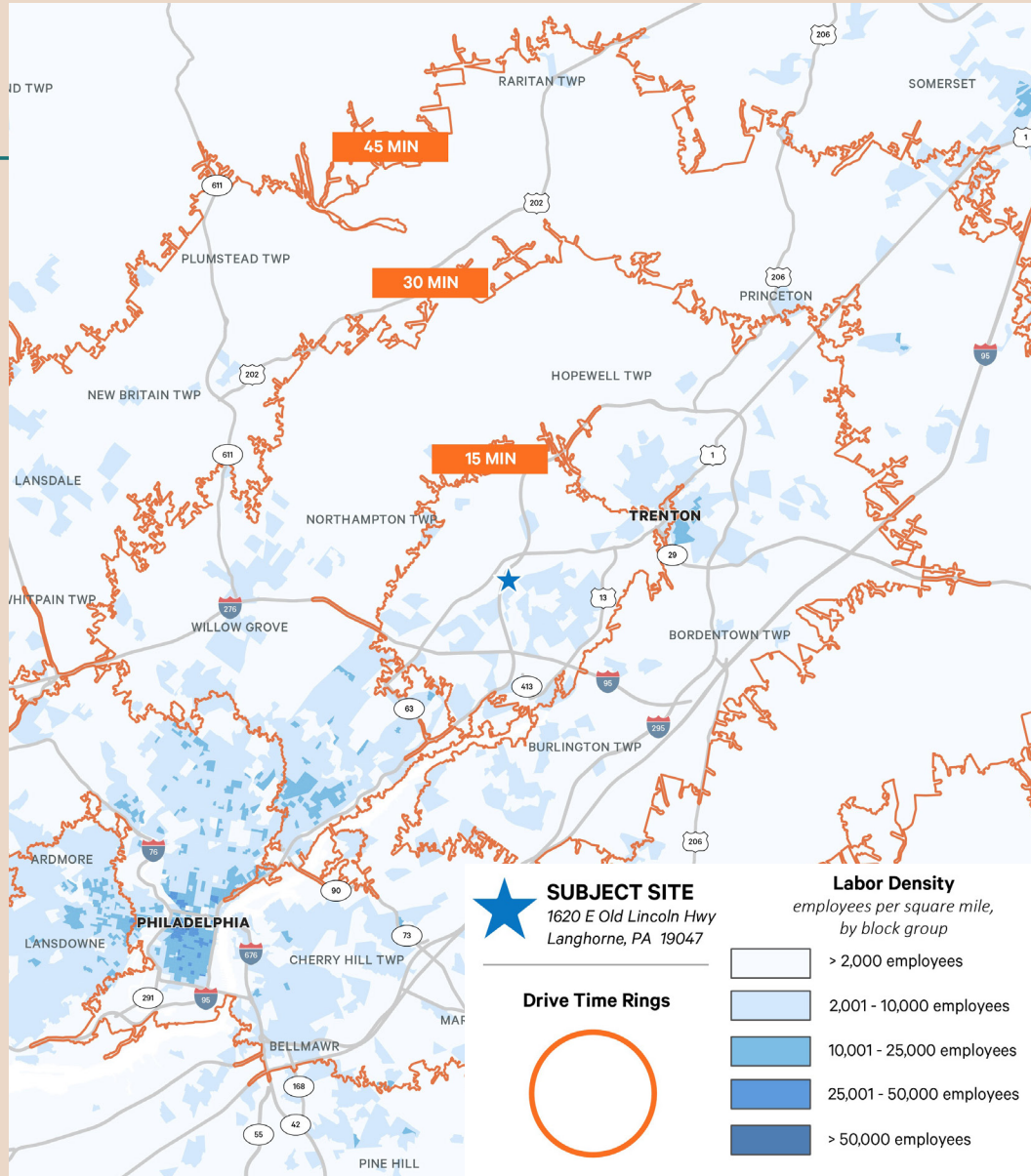
PROPERTY OVERVIEW



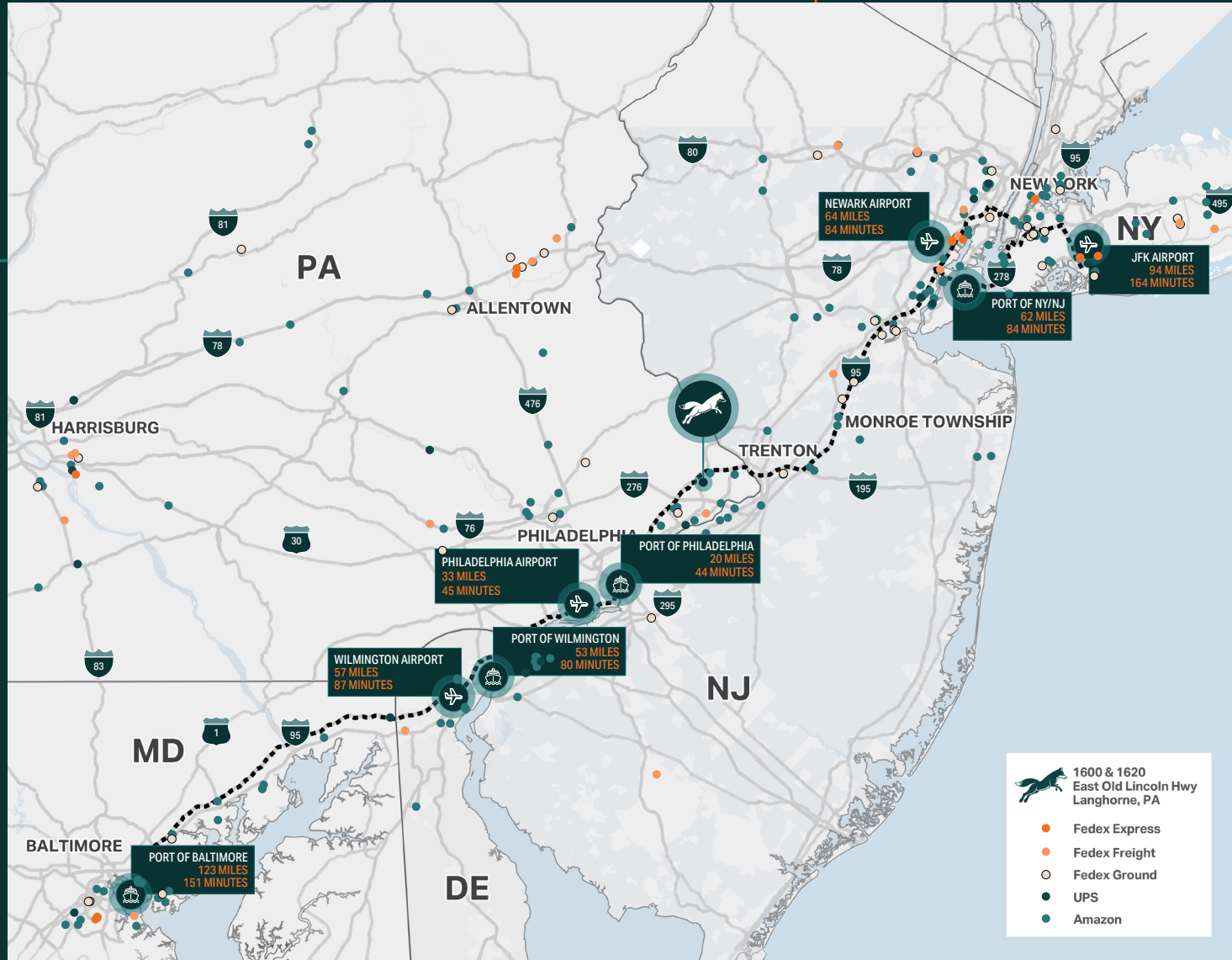
	1600 E. OLD LINCOLN HIGHWAY	1620 E. OLD LINCOLN HIGHWAY
Building Sizes	361,457 SF	453,110 SF
Building Dimensions	360' x 1009'	475' x 950'
Loading Configuration	Rear Loading	Cross-Dock Loading
Clear Height	40'	40'
Column Spacing	50' x 50' (60' speed bays)	50' x 50' (60' speed bays)
Exterior Wall Construction	Concrete Precast Panels	Concrete Precast Panels
Drive-in Doors	2	4
Roofing	Fully-adhered 60 mil TPO, insulation R-30	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	44 doors 9' x 10' to be built, with the ability to accommodate 105 doors in total
Dock Equipment	35,000 lb. mechanical dock levelers	35,000 lb. mechanical dock levelers
Sprinkler System	ESFR	ESFR
Warehouse Lighting	LED with motion sensors	LED with motion sensors
HVAC	Roof mounted make-up air units; heated to 50 degrees interior	Roof mounted make-up air units; heated to 50 degrees interior
Power	3,000 A, 277/480 Volt, 3-phase, 4-wire service	3,000 A, 277/480 Volt, 3-phase, 4-wire service
Truck Court Depth	185'	185'
Car Parking Count	312 passenger vehicles	337 passenger vehicles
Trailer Parking Count	97	93

1600 & 1620 East Old Lincoln Highway, Langhorne, PA

LABOR & CONSUMER REACH



MAJOR USPS/UPS/FEDEX DISTRIBUTION HUBS



CONTACT US

Andrew Green
Executive Vice President
+1 610 251 5183
andrew.green@cbre.com
Lic: PA, NJ

Dan McGovern
Executive Vice President
+1 856 359 9406
dan.mcGovern@cbre.com
Lic: PA, NJ

Paul Touhey
Executive Vice President
+1 610 251 5126
paul.touhey@cbre.com
Lic: PA, NJ, DE

CBRE, Inc.
555 E. Lancaster Avenue, Suite 120, Radnor, PA 19087
+1 610 251 0820
Licensed Real Estate Broker

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE



FOXFIELD