



**OUTSTANDING FLEX  
BUILDING IN A PRIME  
BUCKS COUNTY,  
PA LOCATION**

**SPECS**

**BUILDING SQUARE FOOTAGE**

Two 15,000 square foot buildings  
Total - 30,000 sq. ft.

**SPACE AVAILABLE**

1,500 - 30,000 sq. ft.

**CEILING HEIGHT**

10' 5" clearance

**LOADING**

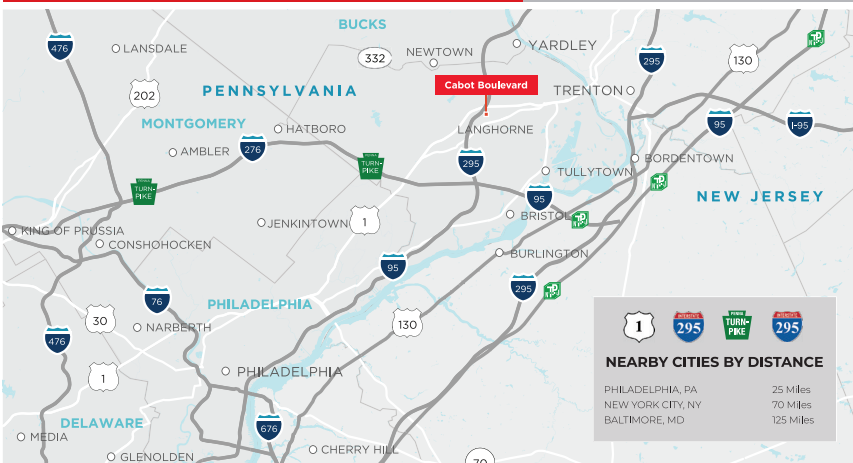
8' x 8' drive-in loading doors

**COLUMN & BAY DEPTH**

Column: 20' x 36'    Bay: 72'  
25' x 36'

**PARKING**

3 spaces per 1000 sq. ft.



**EXCEPTIONAL LOCATION**

0.5 miles from direct access to U.S. Route 1 Expressway, one (1) mile from I-295 and approximately six (6) miles from I-276 (the Pennsylvania Turnpike), providing both north-south and east-west access throughout the Philadelphia MSA going into New Jersey.

**CONVENIENT ACCESSIBILITY TO:**

- Philadelphia (25 miles)
- New York City (70 miles)
- Baltimore/Washington D.C. (125-175 miles)

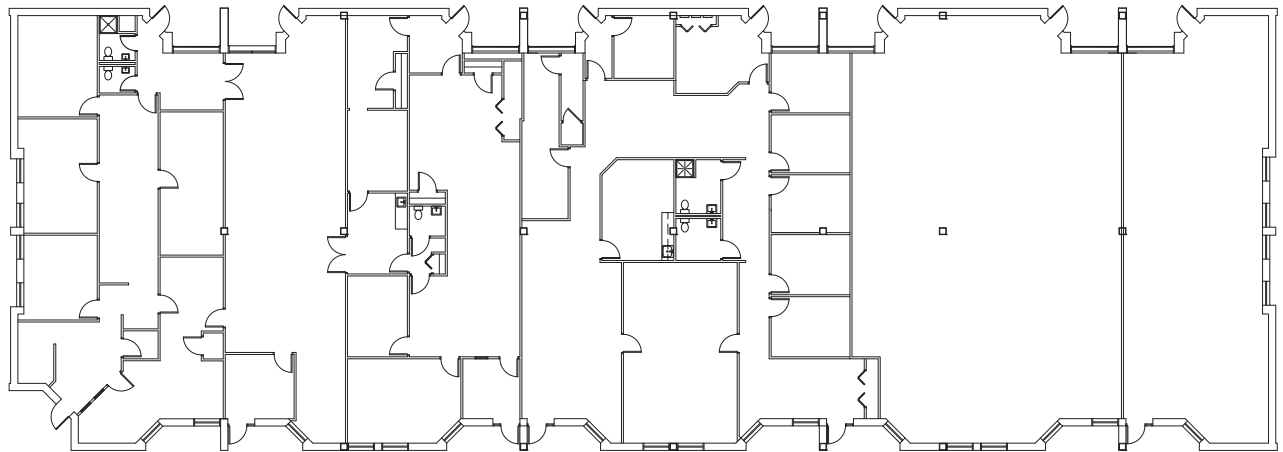
**CONTACT**

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**2260 CABOT BLVD**



**2270 CABOT BLVD**

