

157,500 SF FOR LEASE

Lehigh Valley Distribution Center South

7570 INDUSTRIAL PARK WAY, MACUNGIE, PA



Temperature Controlled, Food Grade Facility off Route 100 in Lehigh Valley

SF AVAILABLE	157,500 SF
SPACE DIMENSIONS	350' D x 450' W
TOTAL BUILDING SIZE	315,000 SF
OFFICE SPACE	Primary office: 3,500 SF Shipping Office: 496 SF
COLUMN SPACING	50' x 50' with 60' speed bays
DOCK DOORS	27 9' x 10' dock high loading doors 13 equipped with 6' x 6' 30,000 lb levelers & trailer locks
DRIVE-IN DOORS	1-12' x 14' drive-in door
EMPLOYEE PARKING	106 spaces
TRAILER PARKING	25 spaces away from building
CLEAR HEIGHT	32'

TRUCK COURT	130' with 60' concrete apron
CONSTRUCTION	Concrete tilt wall panels with rigid interior insulation
HVAC	Fully conditioned, warehouse space capable of maintaining 50-60 degrees Fahrenheit
FIRE PROTECTION	ESFR with K- 14 heads
FLOOR	7 " thick 4,000 psi non-reinforced concrete
ROOF	EPDM
LIGHTING	Interior: T-5 Exterior: Incandescent
POWER	1,200 AMP service, 480 volt, 3 phase, 4-wire
CHARGING STATION	(10) 20 AMP charging stations



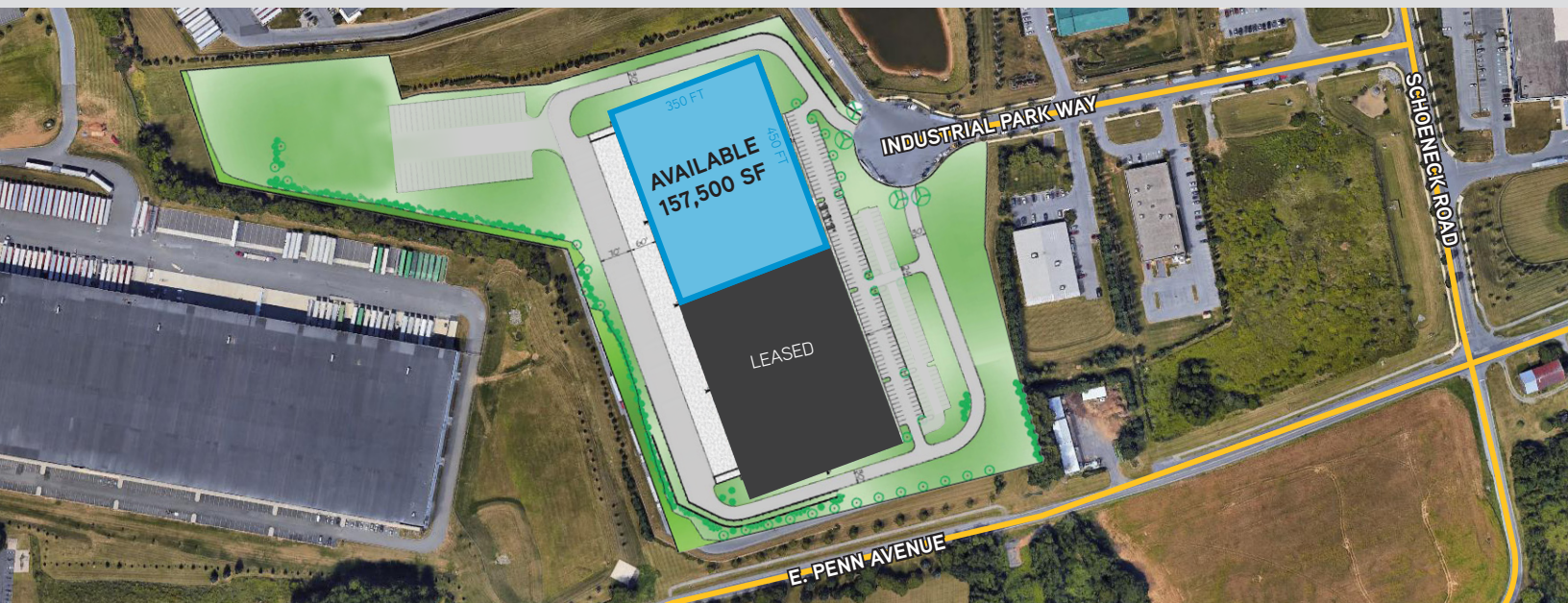
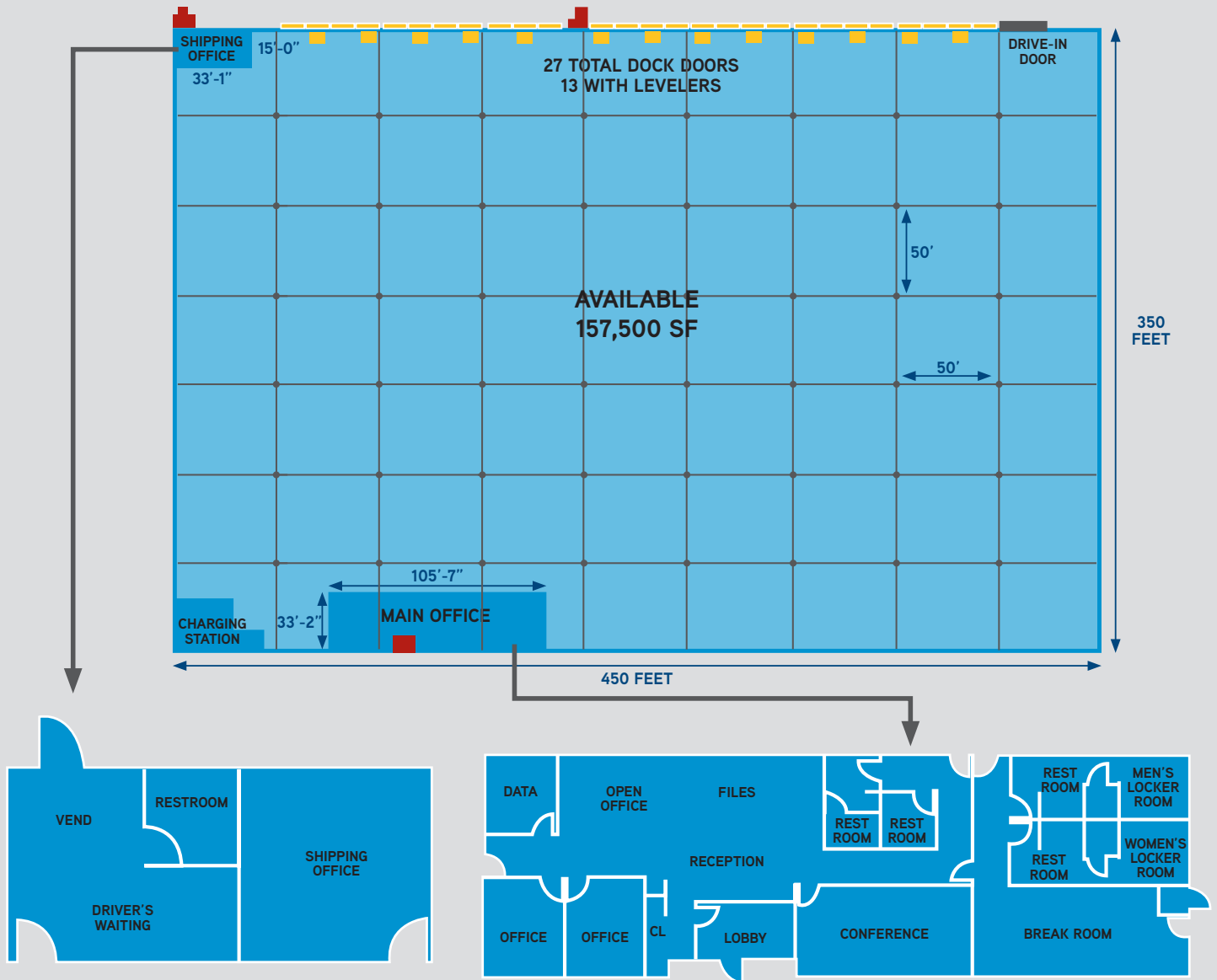
CLARION
PARTNERS



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DRIVING DISTANCES FROM SITE

PHILADELPHIA, PA	53 miles
HARRISBURG, PA	78 miles
NEW YORK, NY	100 miles
BALTIMORE, MD	135 miles
WASHINGTON, D.C.	171 miles

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL ZERBE

SR MANAGING DIRECTOR/PRINCIPAL
+1 610 684 1853
michael.zerbe@colliers.com

MARK CHUBB

SR MANAGING DIRECTOR/PRINCIPAL
+1 610 684 1862
mark.chubb@colliers.com



CLARION
PARTNERS



COLLIERS INTERNATIONAL

Eight Tower Bridge
161 Washington Street, Suite 1090
Conshohocken, PA 19428
+1 610 684 1850
www.colliers.com/philadelphia



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