



Location:

- › Building is situated on Lower Valley Road in Atglen, Pennsylvania. 2.3 Miles from Route PA-10 and 1 Mile from Route 41.
- › Both PA-10 and Route 41 provide access to Route 30 and Route 1.
- › Chester G.O. Carlson County Airport within 5 miles.
- › Philadelphia International Airport within 45 Miles.
- › Port of Philadelphia within 58 Miles of the Property.
- › Port of Wilmington within 33 Miles of the Property.



421,680 SF INDUSTRIAL/ MANUFACTURING FACILITY (DIVISIBLE)

4581 Lower Valley Road
West Sadsbury Township, PA

For Additional Information, Contact Us!

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Overview

Versatile, one-story 421,680 square foot industrial facility containing 24,380 square feet of corporate and administrative offices, air-conditioned production and warehouse space situated on approximately 42.20 acres.

- > DESCRIPTION:

- Unit 1: 38,050 SF Warehouse/Maintenance/Receiving
 - Unit 2: 17,710 SF Office Area
 - Unit 3: 97,650 SF Warehouse
 - Unit 4: 41,350 SF Warehouse
 - Unit 5: 6,670 SF Two-Story Office Space with Atrium
 - Unit 6: 104,770 SF Warehouse
 - Unit 7: 90,000 SF Warehouse
 - Unit 8: 11,200 SF Warehouse
- > AVAILABLE SPACE:

- 421,680+/- SF (warehouse & office space)
- > PARKING:

- Macadam surface lined for 205 auto parks; trailer storage available offsite
- > CONSTRUCTION:

- Frame: Steel frame masonry walls, covered with a combination of brick facing, dryvit, and metal panels
 - Warehouse Walls: Combination precast and metal panel
 - Floors: 6" reinforced concrete in office area; 8" to 12" reinforced concrete floor throughout warehouse
 - Roof: Varied: Rubber Top Layer (EPDM fully adhered), Rubber Top Layer + (EPDM with Gravel Ballast), and Metal
- > CEILING HEIGHTS:

- Unit 1: 21' 7"
 - Unit 3: 20' 9" to 30'
 - Unit 4: 18' 8"
 - Unit 6: 31' 9"
 - Unit 7: 40' 6"
 - Unit 8: 21' 4"
- > COLUMN SPACING:

- Column spacing varies
- > OFFICES:

- Plant offices, shipping/receiving offices
- > ZONING:

- Industrial
- > LOADING FACILITIES:

- Unit 1: One dock high loading door with leveler and one drive-in door
 - Unit 4: Eight dock high loading doors with levelers
 - Unit 6: One dock high loading door
 - Unit 7: Six dock high loading doors with leveler and one drive-in door and one grade level access door
- > RAIL:

- Active rail to the building with 18,400 SF 10-Car, covered rail loading area accessed by three (3) grade level access doors. Rail provider Norfolk Southern.
- > ELECTRICAL SERVICE:

- Heavy Power: 69 kV Sub-Station on site; PP&L Power Service
- > SPRINKLER SYSTEM:

- 100% wet system with full fire loop supplied by 8" breakoff from 10" main; dry System in covered rail area; on-site 250,000 gallon storage tank with diesel pump
- > HEATING SYSTEM:

- Gas fired Reznors to be installed
- > INTERIOR LIGHTING:

- T-5 Fixtures
- > EXTERIOR LIGHTING:

- Building and pole mounted metal halide lights (mostly) provide security and illuminate parking and loading areas.
- > EMERGENCY LIGHTING:

- Generator operated back-up emergency lighting throughout
- > RESTROOMS:

- Adequate restroom facilities situated throughout
- > UTILITIES:

- Water: Supplied by American Water – 10" main with 8" breakoff to feed sprinkler system
 - Sanitary Sewer: Supplied by American Water
 - Natural Gas: Supplied by PECO



SITE PLAN

