



**4581 LOWER VALLEY ROAD
WEST SADSBBURY TOWNSHIP, PA**

- DESCRIPTION:** Versatile, one-story approximate 421,680 square foot industrial facility on 42.20 +/- acres. Contains 24,380 square feet of corporate and administrative offices.
- AVAILABLE SPACE:** Approximately 421,680 square feet (warehouse and office space).
- 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
- PARKING:** Macadam surface and 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" Ceilings

Unit 3: 20' 9" to 30' Ceilings

Unit 4: 18' 8" Ceilings

Unit 6: 31' 9" Ceilings

Unit 7: 40' 6" Ceilings

Unit 8: 21' 4" Ceilings

COLUMN SPACING: Varied

OFFICES: Plant offices, shipping / receiving offices.

LOADING FACILITIES: Unit 1: One (1) Dock High Loading Door with Leveler and One Drive-In Door

Unit 4: Eight (8) Dock High Loading Doors with Leveler

Unit 6: One (1) Dock High Loading Door

Unit 7: Six (6) Dock High Loading Doors with Leveler and one (1) Drive-in Door and One (1) 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 KvA Sub-Station on Site. 13.2 KvA dual transformer.

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



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| HEATING SYSTEM: | Gas fired Reznors to be installed |
| INTERIOR LIGHTING: | High Efficiency 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. |
| WATER SERVICE: | Supplied by American Water – 10” main with 8” breakoff to feed sprinkler system. |
| SANITARY SEWER SERVICE: | Supplied by American Water. |
| NATURAL GAS SERVICE: | Supplied by PECO Energy. 6” high-pressure service. |
| ZONING: | Industrial |
| LOCATION: | <p>Building is situated on Lower Valley Road in Atglen, Pennsylvania and is approximately 2.3 miles from PA-10 and PA-41 which provides access to Route 30 and Route 1.</p> <p>Chester G.O. Carlson County Airport is 5 Miles from Property.</p> <p>Philadelphia International Airport is 45 Miles from Property.</p> <p>Port of Philadelphia is 58 Miles from Property.</p> <p>Port of Wilmington is 33 Miles from Property.</p> |