

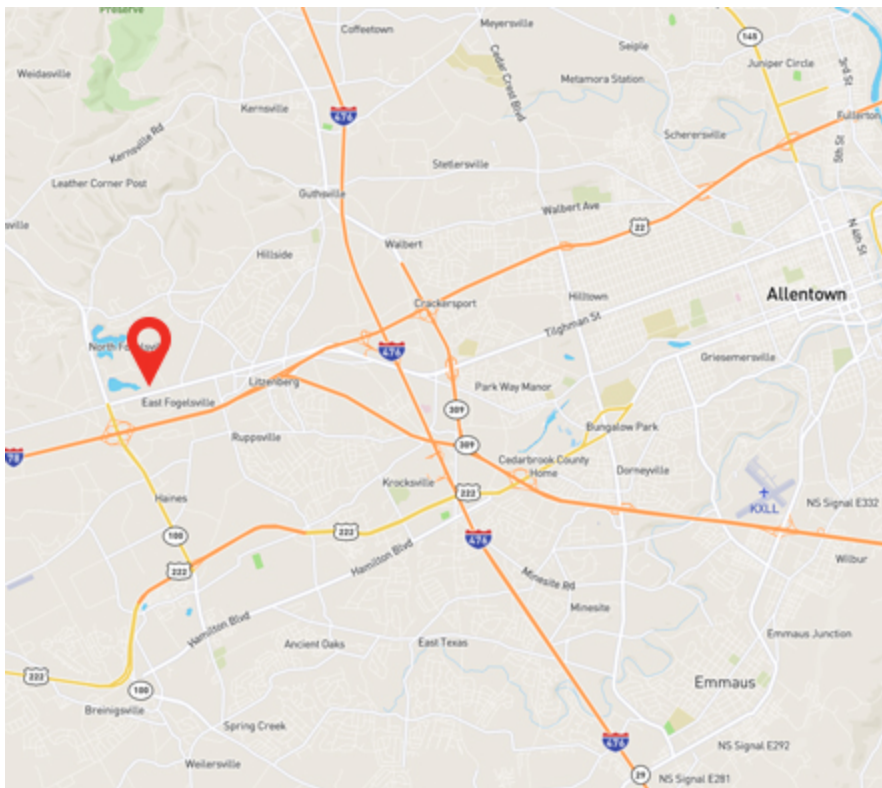
DCT ROCKLINE COMMERCE CENTER

7185 & 7189 W. Ambassador Dr. | Allentown, PA

FOR LEASE:
112,200 SF
& 223,600 SF



Q1 2018 DELIVERY




BUILDING HIGHLIGHTS

- Building 1: 112,200 SF & Building 2: 223,600 SF
- Shared concrete truck court with 60' clearance between tractor trailers
- 4,000-amp power
- Premier corner location with excellent exposure (19,878 daily traffic counts)
- Tilghman St. & Mill Rd. (signalized intersection)

CONTACT

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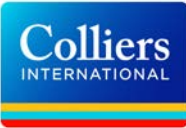
Steve Cooper, Colliers International
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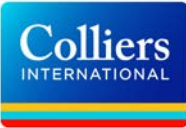



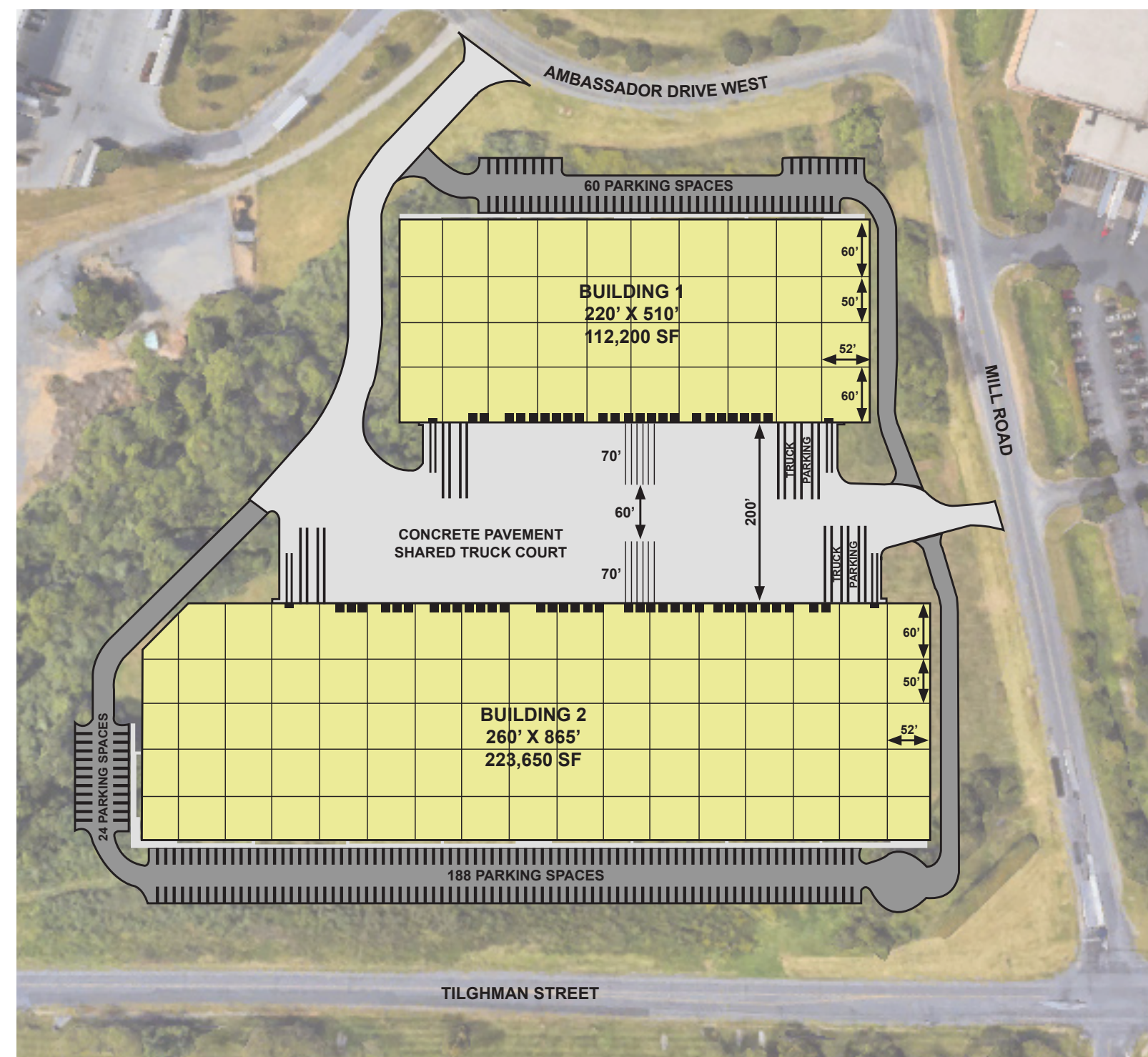


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BUILDING 1 SPECIFICATIONS

BUILDING SF

112,200 SF (divisible to 60,000 SF)

SPACE DIMENSIONS

220' x 510'

COLUMN SPACING

52' x 50'

DOCK DOORS

(23) 9' x 10'

DRIVE-IN DOORS

Two

EMPLOYEE PARKING

60

CLEAR HEIGHT

32'-0"

TRUCK COURT

Shared concrete truck court w/ 60' clearance between

FIRE PROTECTION

ESFR

LIGHTING

LED

POWER

4,000 amps available

WATER

3" water

SEWER

6" SS

GAS

2" gas

BUILDING 2 SPECIFICATIONS

BUILDING SF

223,600 SF (divisible to 100,000 SF)

SPACE DIMENSIONS

260' x 865'

COLUMN SPACING

52' x 50'

DOCK DOORS

(35) 9' x 10'

DRIVE-IN DOORS

Two

EMPLOYEE PARKING

188

CLEAR HEIGHT

32'-0"

TRUCK COURT

Shared concrete truck court w/ 60' clearance between

FIRE PROTECTION

ESFR

LIGHTING

LED

POWER

4,000 amps available

WATER

3" water

SEWER

6" SS

GAS

2" gas

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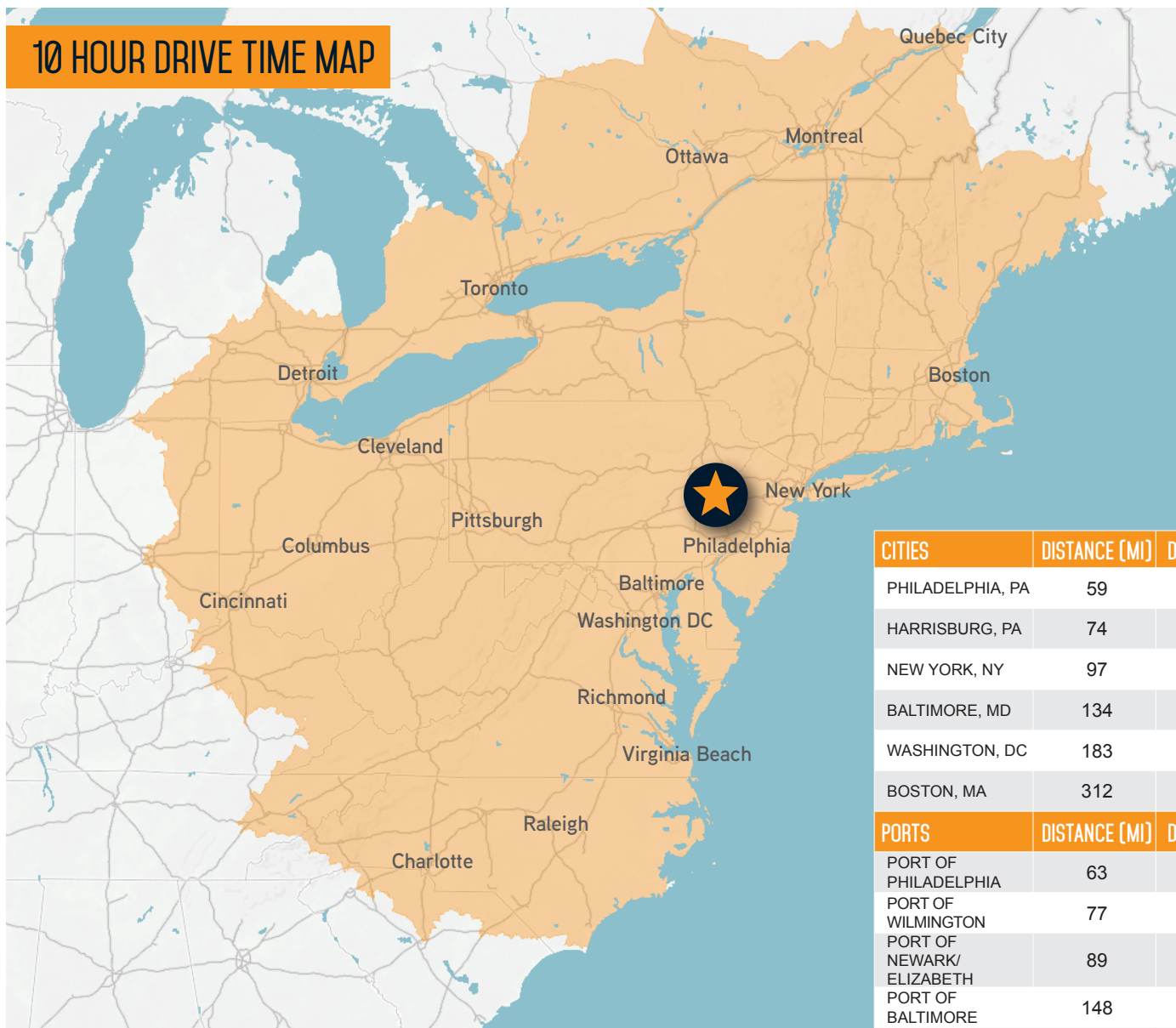
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10 HOUR DRIVE TIME MAP



CITIES	DISTANCE (MI)	DRIVE TIME (HRS:MIN)
PHILADELPHIA, PA	59	1:05
HARRISBURG, PA	74	1:15
NEW YORK, NY	97	1:40
BALTIMORE, MD	134	2:10
WASHINGTON, DC	183	3:00
BOSTON, MA	312	5:00

PORTS	DISTANCE (MI)	DRIVE TIME (HRS:MIN)
PORT OF PHILADELPHIA	63	1:10
PORT OF WILMINGTON	77	1:15
PORT OF NEWARK/ELIZABETH	89	1:28
PORT OF BALTIMORE	148	2:10

INTERMODAL	DISTANCE (MI)	DRIVE TIME (HRS:MIN)
FEDEX GROUND SMARTPOST	6	0:12
UPS SUPPLY CHAIN SOLUTIONS	2	0:06
USPS	11.2	0:14
LEHIGH VALLEY INT'L AIRPORT	11.4	0:05
FEDEX FREIGHT BETHLEHEM	14.3	0:18

40% OF U.S. HOUSEHOLDS
RESIDE WITHIN A ONE-DAY'S TRUCK DRIVE



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