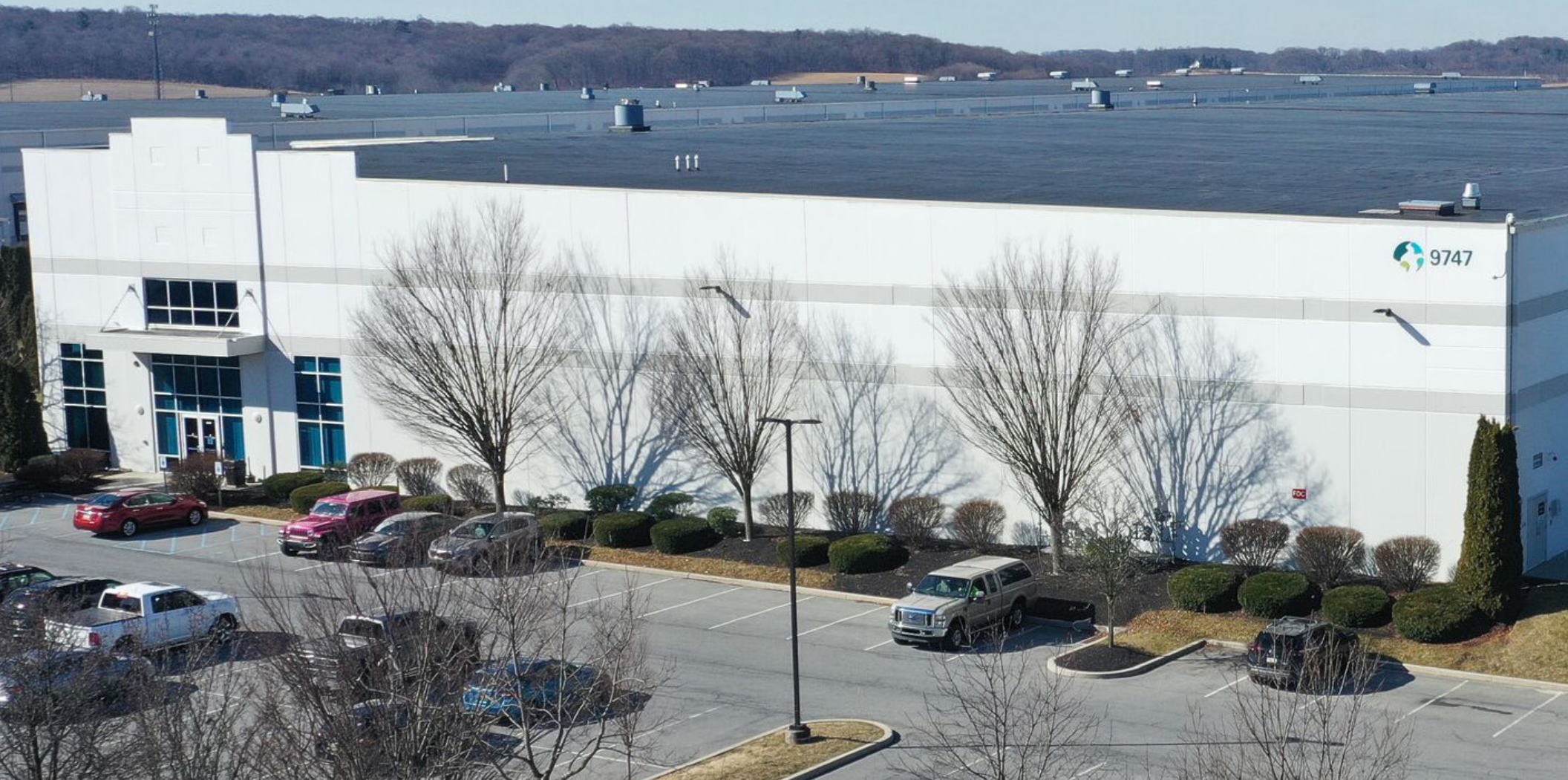


Prologis Lehigh Valley West

9747 COMMERCE CIRCLE | KUTZTOWN, PA



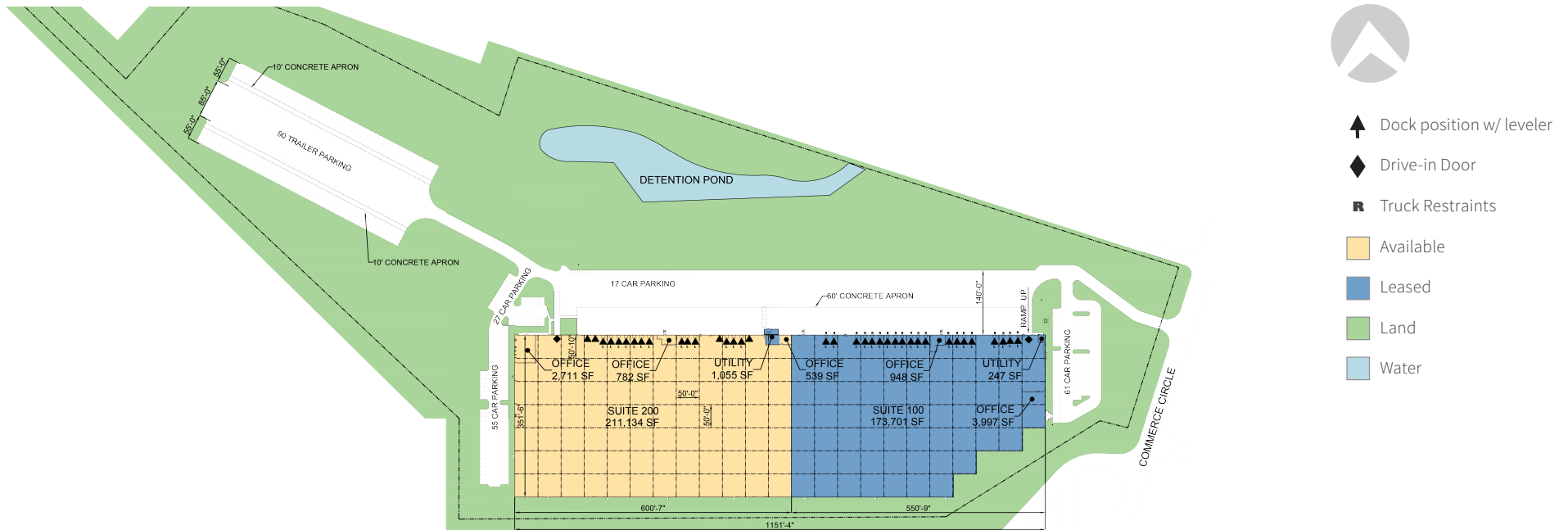
211,134 SF



211,134 SF Available

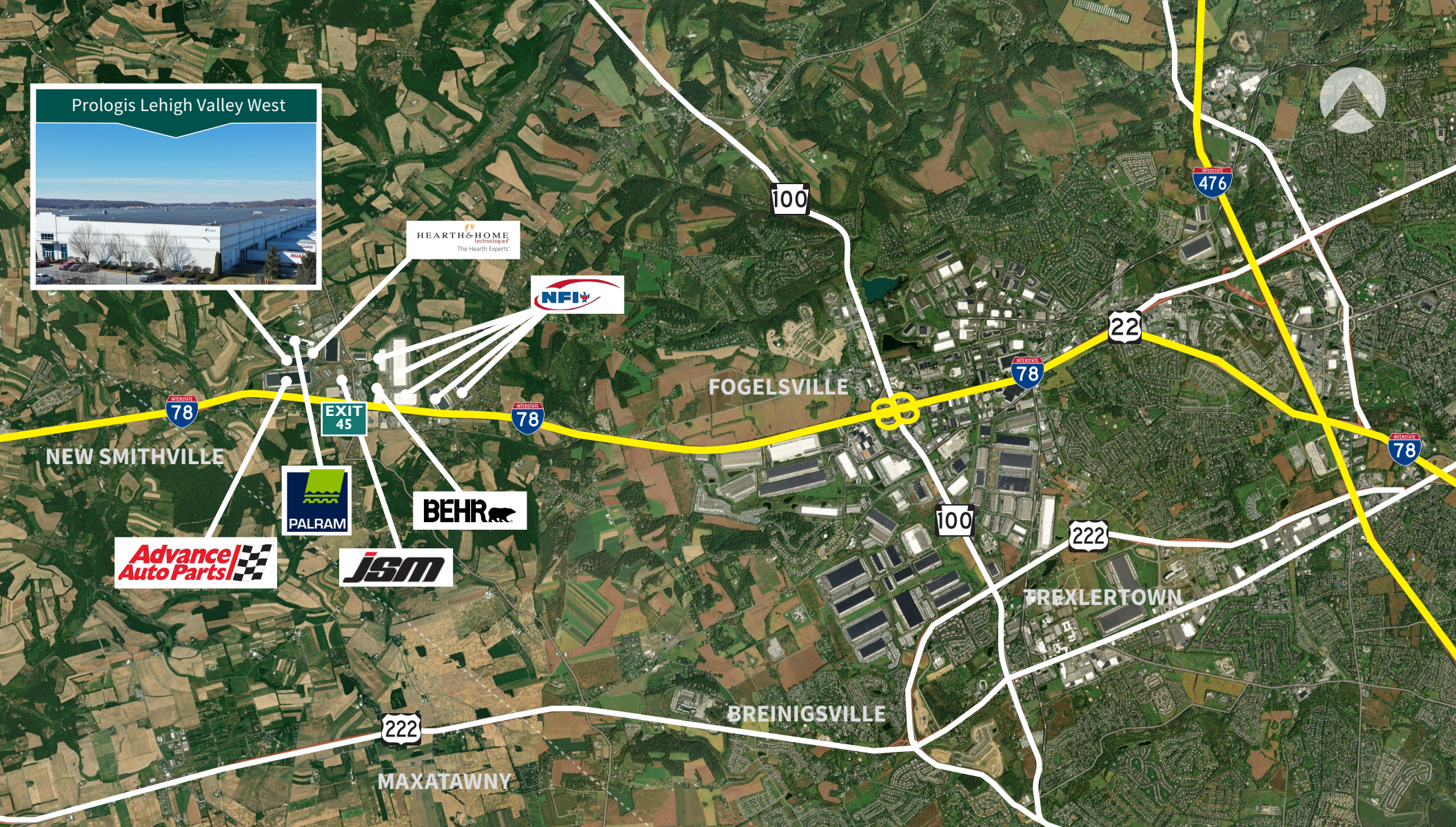
Location

- Located in the heart of the Lehigh Valley PA market at Exit 45 of I-78
- Close proximity to major transportation arteries: I-78, I-476, Route 100 & Route 22



Building Specifications

- 384,835 SF total building size
- 211,134 SF available
- 2,711 SF existing main office
- 782 SF existing shipping/receiving
- 539 SF warehouse office
- 32' clear height
- (17) 9' x 10' fully equipped loading doors
- (1) 12' x 14' drive-in door
- 50' x 50' column spacing
- 99 auto parking spaces
- 90 trailer parking lot spaces
- 140' truck court with 60' concrete aprons
- Single-side load configuration
- 2,000 amps, 277/480 volt, 3-phase electrical service
- LED warehouse lighting
- ESFR sprinkler system



Demographics



Total Population



Total Labor Force



Blue Collar %

30 MINUTES

567.394

302.394

27%

Distances

MAJOR CITIES ACCESS

	MILES	MINUTES
1 Philadelphia, PA	64 miles	1 hr 13 min
2 New York, NY	103 miles	1 hr 48 min
3 Baltimore, MD	131 miles	2 hr 17 min
4 Washington, DC	172 miles	3 hr 11 min
5 Boston, MA	323 miles	5 hr 3 min

INTERMODAL ACCESS

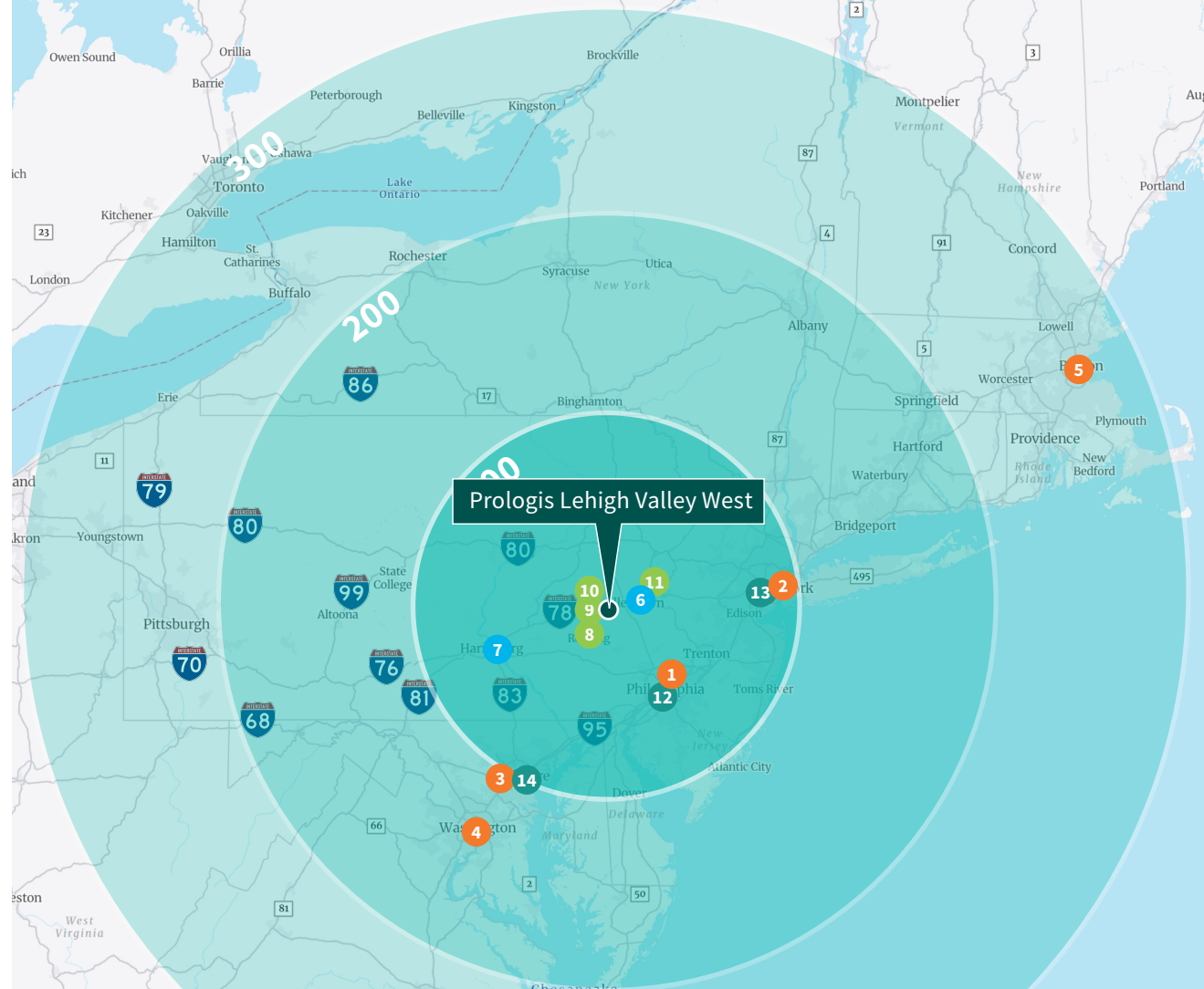
6 Norfolk Southern Bethlehem	24 miles	29 min
7 Norfolk Southern Rutherford	70 miles	1 hr 10 min

PARCEL ACCESS

8 FedEx SmartPost Breinigsville	8 miles	14 min
9 USPS Hub	17 miles	22 min
10 FedEx Ground Hub	19 miles	30 min
11 UPS Easton	30 miles	36 min

PORT ACCESS

12 PhilaPort	68 miles	1 hr 23 min
13 Port of NY/NJ	93 miles	1 hr 33 min
14 Port of Baltimore	132 miles	2 hr 20 min



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About Prologis

Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (120 million square meters) in 20 countries, as of March 31, 2025.