

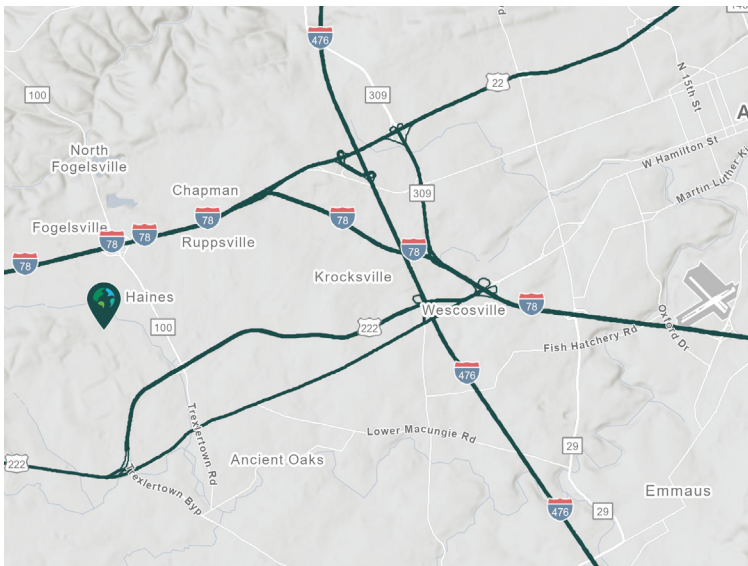
INDUSTRIAL SPACE FOR LEASE

297,500 SF



250 Boulder Drive
Breinigsville, PA 18031 USA

Lehigh Valley West 21



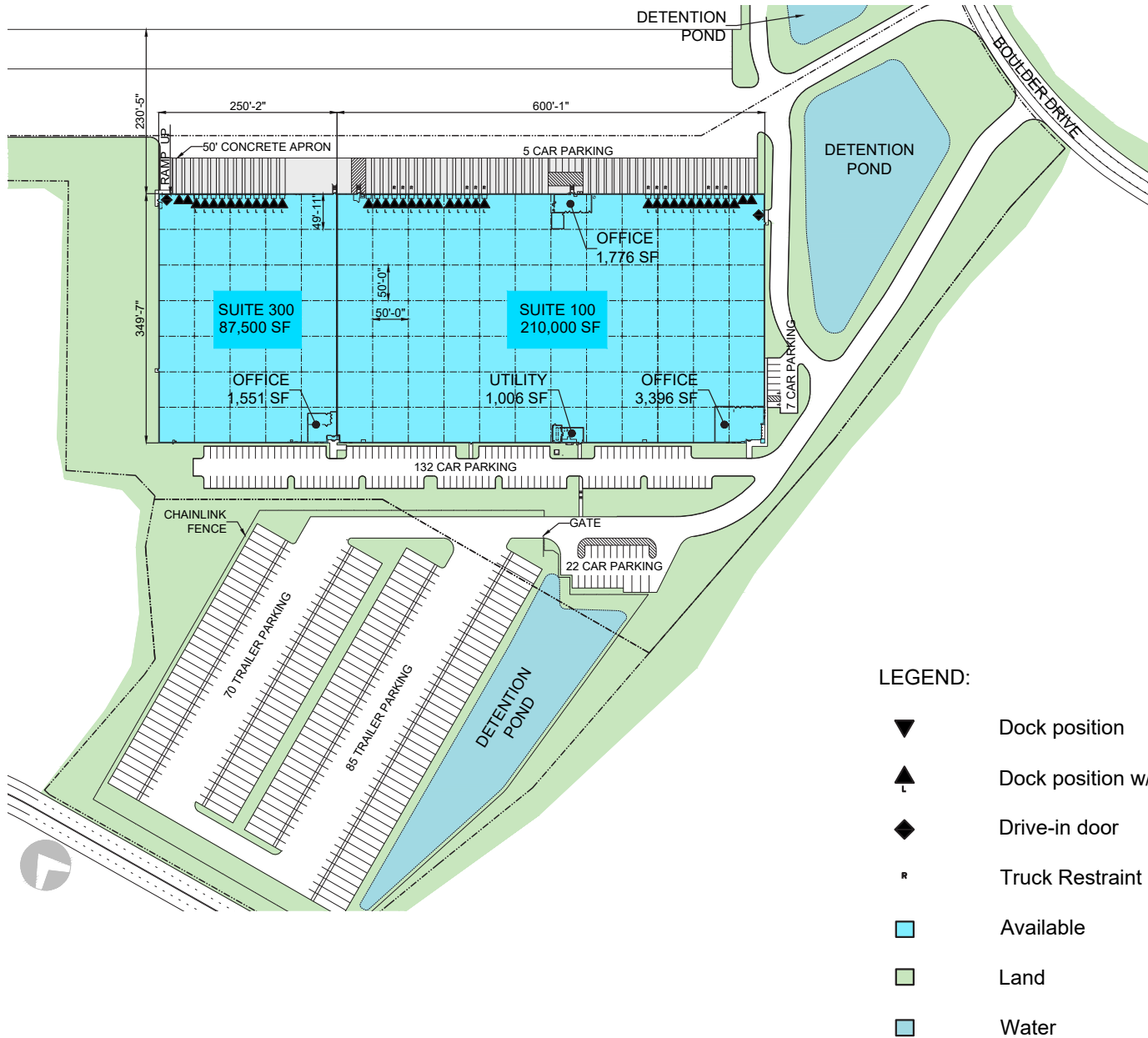
- Immediate access to Route 100 and minutes to I-78 and the Pennsylvania Turnpike (I-476)
- Proximity to major corridors (I-78, Route 222, I-476) supports rapid access to the Lehigh Valley, greater Philadelphia, New Jersey, and New York markets for regional and multi-state distribution

Property Features

Available Space	297,500 SF
Office SF	Suite 100: 5,172 SF Suite 300: 1,551 SF
Warehouse SF	290,777 SF
Clear Height	30'-4"
Truck Restraints	12
Dock Doors	40
Drive-in Doors	2
Trailer Parking Spaces	155
Car Parking Spaces	166



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