



8742 CONGDON HILL DRIVE, MERTZTOWN, PA 19539 USA

Prologis Lehigh Valley West

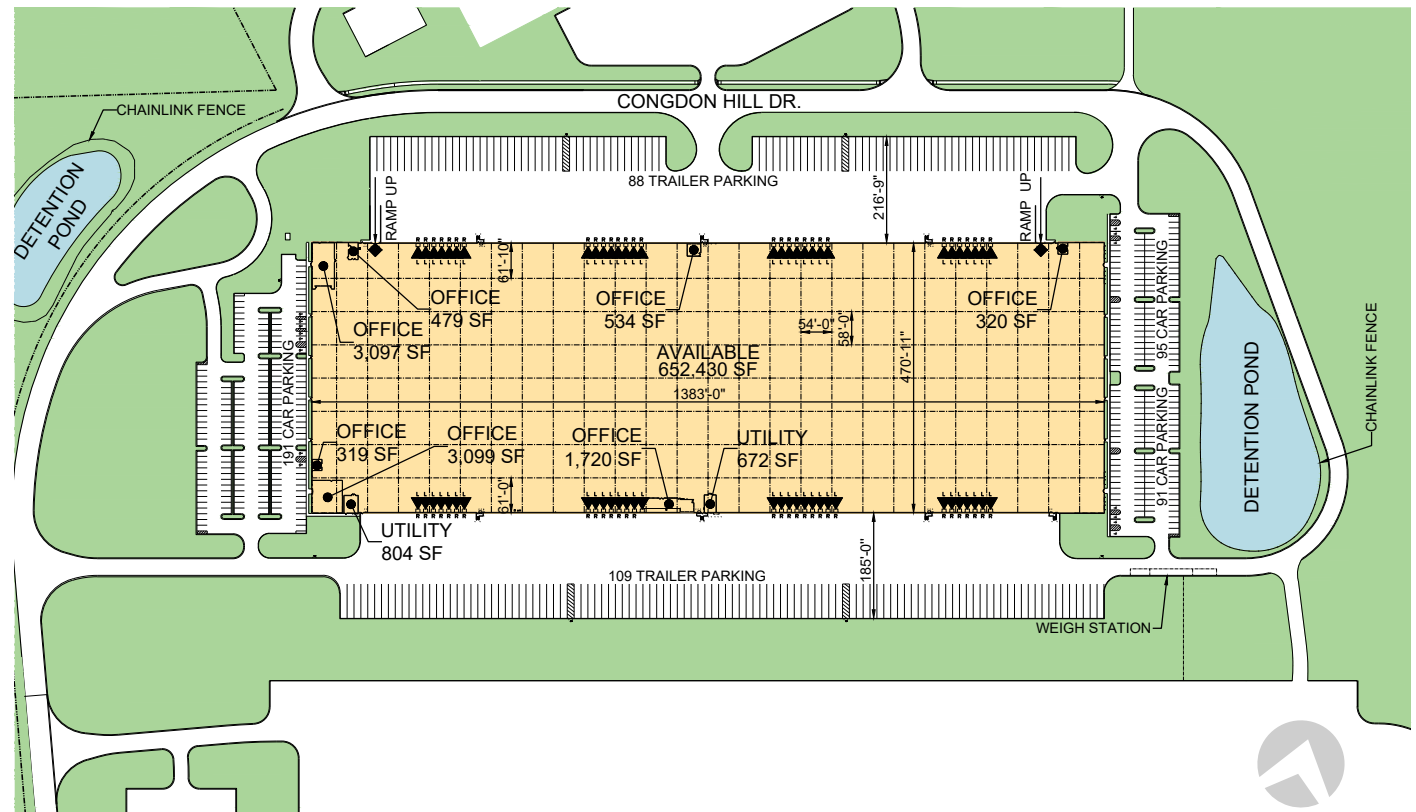
CBRE

 **PROLOGIS®**

652,430 SF Available

Building Specifications

- Available August 1, 2026
- 652,430 SF total building size
- 6,196 SF of existing main offices
- 3,372 SF of satellite offices
- 36' clear height
- (61) 9' x 10' fully equipped loading doors
- (2) 12' x 14' drive-in door
- 54' x 58' column spacing
- (377) auto parking spaces
- (197) trailer parking spaces
- 185' & 217' truck courts with 60' concrete aprons
- Cross dock configuration
- ESFR sprinkler system



Advantages & Amenities

- Local amenities such as restaurants, hotels and retail are in close proximity to the site
- Strong labor market

Location

- Located in the heart of the Lehigh Valley Industrial Market along the Route 100 Corridor
- Close proximity to major transportation arteries: Route 100, I-78, I-476, and Route 22

LEGEND:

- ▲ Dock position w/ leveler
- ◆ Drive-in door
- Available
- Leased
- Land
- Water



Demographics



Total Population



Labor Force



Blue Collar

30 MINUTES »

446,802

239,722

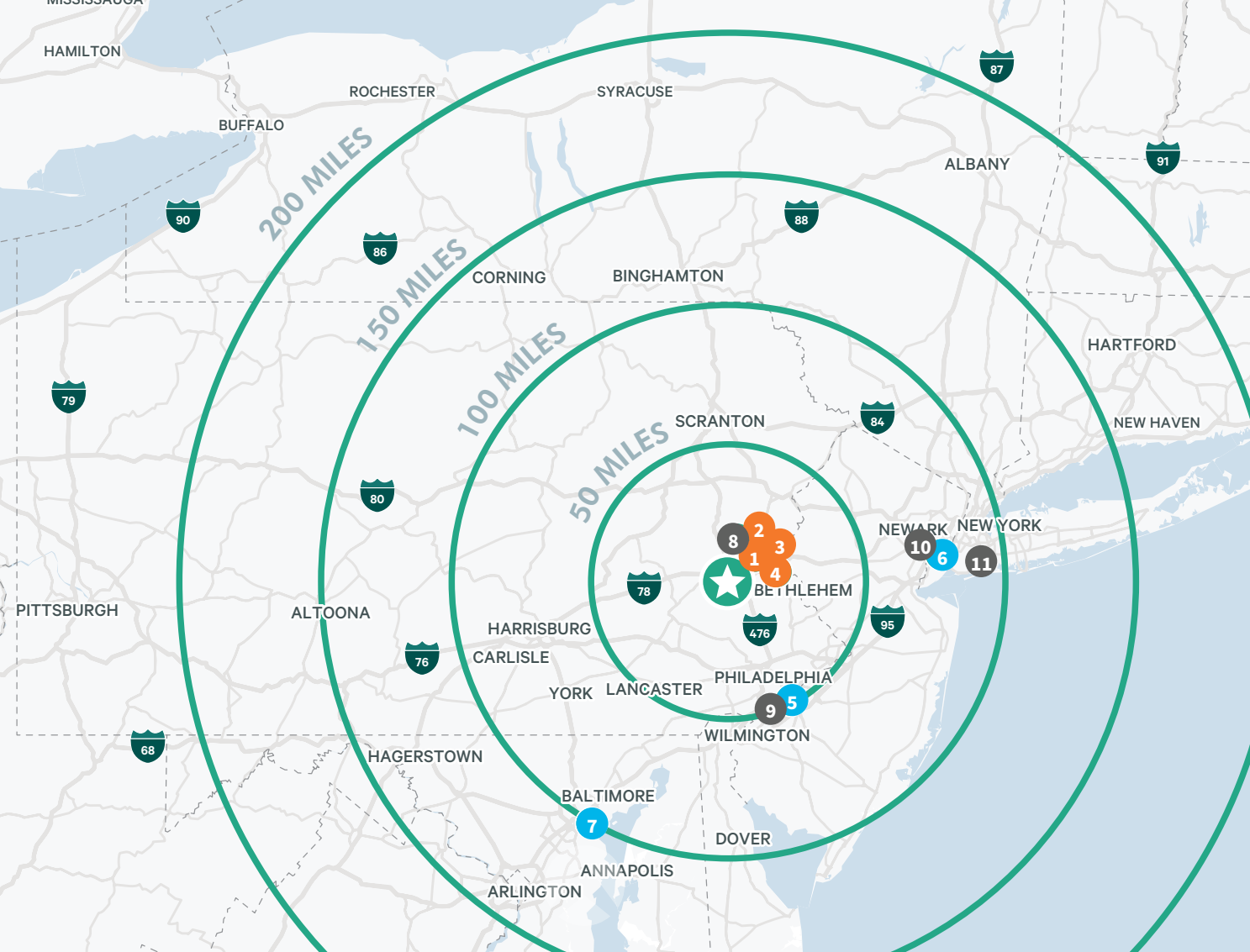
60,417

45 MINUTES »

1,260,954

643,493

163,253



Legend



HIGHWAYS



±5 Miles



±8 Miles



LOGISTICS

1

USPS - ±17 miles

2

FedEx - ±20 miles

3

UPS - ±30 miles

4

NS Bethlehem Intermodal - ±21 miles



SHIPPING PORTS

5

Port of Philadelphia - ±71 miles

6

Port of NY/NJ - ±95 miles

7

Port of Baltimore - ±131 miles



AIRPORTS

8

ABE - ±17 miles

9

PHL - ±72 miles

10

EWR - ±90 miles

11

JFK - ±125 miles



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