

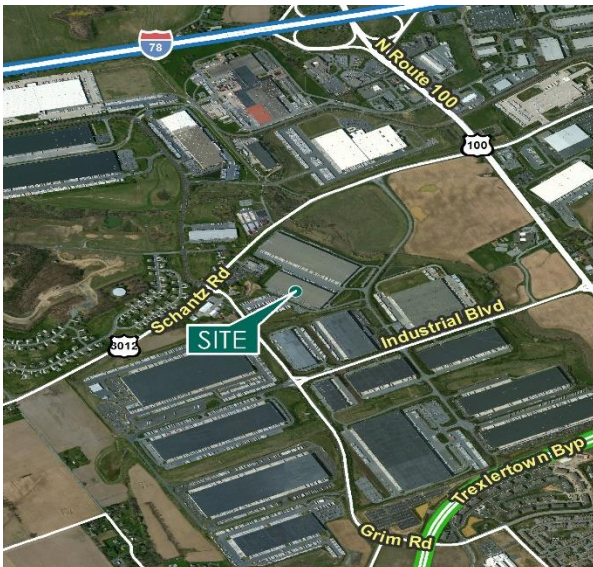
# 87,500 SF

## Industrial Space For Lease



## Prologis Lehigh Valley West

250 Boulder Drive  
Breinigsville, PA 18031 USA



### LOCATION

- Strategically located minutes from I-78, I-476, Rt. 100 and Rt. 222 in the Lehigh Valley.
- Access to public transportation (LANTA)
- Located in a Foreign Trade Zone

### FACILITY

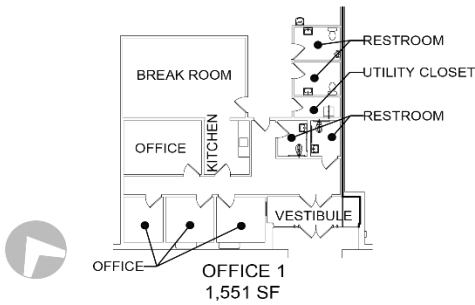
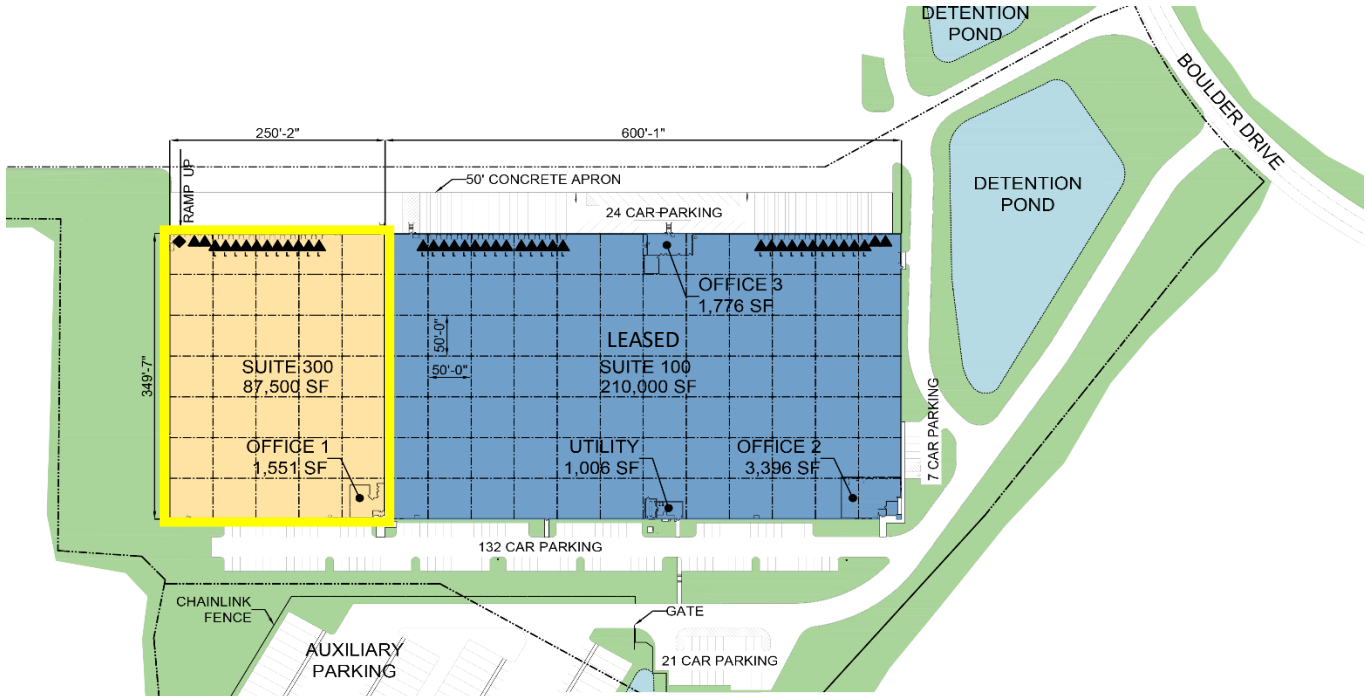
- 87,500 SF +/- available for Lease
- 1,551 SF +/- office
- 13 New 9' x 10' insulated docks doors, 11 equipped with 25,000 lb mechanical levelers, seals and bumpers
- New LED lighting
- One drive-in ramp with oversized door
- 85' truck court and 50' concrete apron
- 50' x 50' column spacing
- 30' clear height
- 400a/277-480v 3p
- ESFR sprinkler

### ADVANTAGES AND AMENITIES

- Public water/sewer, Fiber Optic cable, dual-fed underground electric

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**LEGEND:**

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



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